CHAPTER 34

CHARLOTTESVILLE ZONING CODE

MODULE 2 DRAFT

March 29, 2023

NOTE: Modifications to the draft text are ongoing based on legal review.

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DEVELOPMENT STANDARDS

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DIV. 4.1. APPLICABILITY

4.1.1. General

A. Standards apply based on the project type proposed, as shown in the table below. For all zoning districts, the development standards apply as shown in the table below:

		PROJECT TYPE						
DEVELOPMENT STANDARDS		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance and Repair
Development Bonuses	*Sec. XX.XX*	●	●	○	○	●	●	○
Blocks	*Sec. XX.XX*	●	○	○	○	○	○	○
Streetscape	*Sec. XX.XX*	●	○	●	○	○	○	○
Pedestrian Access	*Sec. XX.XX*	●	●	●	○	○	○	○
Bicycle Parking	*Sec. XX.XX*	●	●	●	○	●	○	○
Vehicle Access	*Sec. XX.XX*	●	○	●	○	○	○	○
Vehicle Parking	*Sec. XX.XX*	●	●	●	○	○	○	○
Parking Design	*Sec. XX.XX*	●	●	●	○	○	○	○
Other Vehicle Use Areas	*Sec. XX.XX*	●	●	●	○	●	○	○
Garage Design	*Sec. XX.XX*	●	●	●	○	○	○	○
Transitions	*Sec. XX.XX*	●	○	○	○	●	○	○
Screening	*Sec. XX.XX*	●	●	●	○	●	○	○
Fences and Walls	*Sec. XX.XX*	●	○	●	○	●	●	○
Landscaping	*Sec. XX.XX*	●	●	●	○	○	○	○
Environmental Sustainability	*Sec. XX.XX*	●	●	●	○	○	○	○
Signs	*Sec. XX.XX*	●	●	○	●	●	●	○
Lighting	*Sec. XX.XX*	●	○	●	○	○	○	○

KEY: ● = Standards generally apply ○ = Standards do not apply

B. Where a Section applies according to the table above, the project activity must meet all of the applicable requirements in that Section. Where a Section is listed as not applying, no requirements in that Section apply.

C. The general applicability in this Section may be further modified by the specific applicability provisions for each Division in this Article.

D. Project types are defined in *Sec. XX, Project Type*

DIV. 4.2. DEVELOPMENT BONUSES

4.2.1. Existing Structure Preservation Bonus

A. Intent

To provide an incentive for the preservation and rehabilitation of existing housing stock while implementing the affordable housing goals of the adopted Comprehensive Plan and Charlottesville Affordable Housing Plan.

B. Applicability

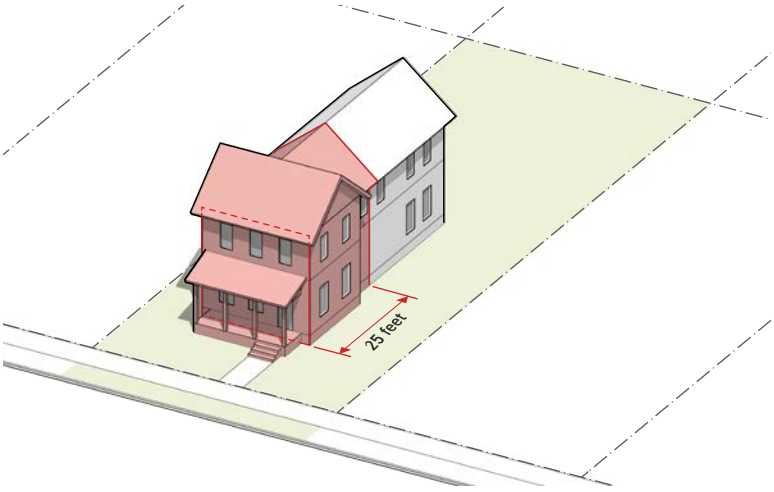
1. The existing structure bonus applies to any project within Residential A (R-A) or Residential B (R-B) zoning districts where a developer chooses to meet all of the standards of this Section in order to receive a density bonus to the maximum allowed dwelling units per zoning lot.
2. Projects meeting all of the standards of this Section can build the maximum allowed dwelling units per zoning lot specified by the Bonus - Existing Structure standard for each zoning district.

C. Standards

1. To be considered an existing structure, a project must maintain the primary street-facing building facade and the exterior building envelope for a minimum distance of 25 feet behind the primary street-facing building facade. Interior reconfiguration in this area is permitted.
2. A project must maintain any existing entry features, such as a porch, raised entry, or forecourt.
3. Minor modifications to the exterior building envelope or entry features for repair or reconstruction are allowed when the modifications are the same or substantially similar to the design of the original structure, as determined by the Zoning Administrator.

D. Measurement

The minimum required existing structure is measured starting from the exterior face of the primary street-facing building facade, continuing perpendicular to the primary street-facing building facade for the minimum required distance.



4.2.2. Affordable Dwelling Units

A. Intent

1. To require that any development with at least 10 residential units will implement the affordable housing goals of the adopted Comprehensive Plan and Charlottesville Affordable Housing Plan.
2. To provide an incentive for the development of residential projects of any size that implement the affordable housing goals of the adopted Comprehensive Plan and Charlottesville Affordable Housing Plan.

B. Applicability

1. Affordable Dwelling Unit Requirement

a. Any project with 10 or more residential dwelling units developed after the effective date of the Zoning Code must provide affordable dwelling units that meet the standards of this Section, except projects that meet one of the following exemptions.

b. The following projects are exempt from providing required affordable dwelling units:

i. Projects with 9 or fewer residential dwelling units;

ii. Projects in zoning districts Residential A (R-A), Residential B (R-B), or Residential C (R-C); or

iii. Any project developed by the Charlottesville Redevelopment and Housing Authority;

2. Affordable Dwelling Unit Bonus

a. The affordable dwelling unit bonus applies to any project where a developer chooses to meet the standards of this Section in order to receive a bonus to the maximum allowed dwelling units per zoning lot and the maximum allowed building height.

b. Projects meeting all of the standards of this Section can build the maximum allowed dwelling units per zoning lot and the maximum allowed building height specified by the Bonus - Affordable Dwelling Unit standards for each zoning district.

C. Standards

1. General

All affordable dwelling units must meet the following requirements and the standards of the Affordable Dwelling Unit Monitoring and Procedures Manual:

a. Term of Affordability

i. Affordable dwelling units must be income-restricted for a minimum of 99 years. Deed restrictions for affordable dwelling units must be recorded in the Charlottesville Land Records.

ii. When a project demonstrates the affordability goals of the Comprehensive Plan and Affordable Housing Plan and the intent of this Section are met, the Zoning Administrator may accept a deed restriction of less than 99 years.

b. Equivalency of Units

i. Affordable dwelling units must reflect the composition of the overall project units in number of bedrooms, exterior appearance, and overall quality of construction to market-rate units.

ii. Interior Features must include the same interior features as market-rate units in the same building, but appliances need not be the same make, model, or style, so long as they are new and of good quality.

iii. Affordable dwelling units must be evenly distributed throughout the project and not concentrated on particular floors, building sides, or locations.

iv. All affordable dwelling units must have the same access to property amenities and building access points provided to market-rate units.

c. Concurrency

Affordable dwelling units are required to be built concurrently and proportionally with market-rate units. If a project is to be built in phases, affordable dwelling units must be developed with market-rate units during each phase.

d. Fractional Units

If the calculation of the required number of affordable dwelling units to be provided results in a partial unit, the required number of units is rounded up to the next whole number.

2. Affordable Dwelling Unit Requirement

Any project where affordable dwelling units are required must meet one of the following standards:

a. A project must provide 10% of all residential units to households at or below 60% AMI; or

b. Instead of constructing all of the units on-site, a developer must pay an in-lieu fee to the City in the amount determined in the Affordable Dwelling Unit Monitoring and Procedures Manual.

3. Affordable Dwelling Unit Bonus

Any project where the developer chooses to meet the following standards is allowed to use the bonus specified by the zoning district:

a. Bonus in Residential Districts

In Residential A (R-A), Residential B (R-B), and Residential C (R-C) zoning districts, a project must provide 100% of all residential units to households at or below 60% AMI.

b. Bonus in All Other Districts

In any zoning district other than Residential A (R-A), Residential B (R-B), and Residential C (R-C), a project must provide 10% of all residential units to households at or below 50% AMI.

DIV. 4.3. BLOCKS

4.3.1. Blocks

A. Intent

To provide a well-connected street network with safe and convenient vehicular and pedestrian access within developments and between adjacent developments.

B. Applicability

Block standard requirements apply to all of the following project sites:

1. Projects or zoning lots greater than 2 acres.
2. Projects or zoning lots greater than 600 feet in any dimension measured parallel or perpendicular to any abutting street.

C. Standards

1. Block Perimeter and Length

a. A block must be bound by public or private streets on all sides.

b. No development is permitted on a site having a block perimeter greater than 1,600 feet or a block length greater than 600 feet. Where the existing block perimeter is greater than the maximum allowed block perimeter or block length, projects must provide new streets to comply with the maximum block standards.

c. Where all lots on a block have alley access, the maximum block perimeter and block length may be increased by 25%.

d. The Zoning Administrator may waive block perimeter and block length requirements for portions of the site that abut and are located within 600 feet of obstructions to the street network that are permanent and inaccessible. Inaccessible obstructions include steep slopes in excess of 25%, freeways, railroads, utility easements that prohibit streets, and other similar obstructions where pedestrian access to the obstructing land use is detrimental or prohibited, and the future provision of a complete block is infeasible.

e. The Zoning Administrator may increase maximum block length standards to 1,200 feet for portions of the site that abut and are located within 600 feet of obstructions to the street network that are permanent and accessible. Accessible obstructions include public school campuses, public park land, waterways, stream buffers, cemeteries, and other similar obstructions.

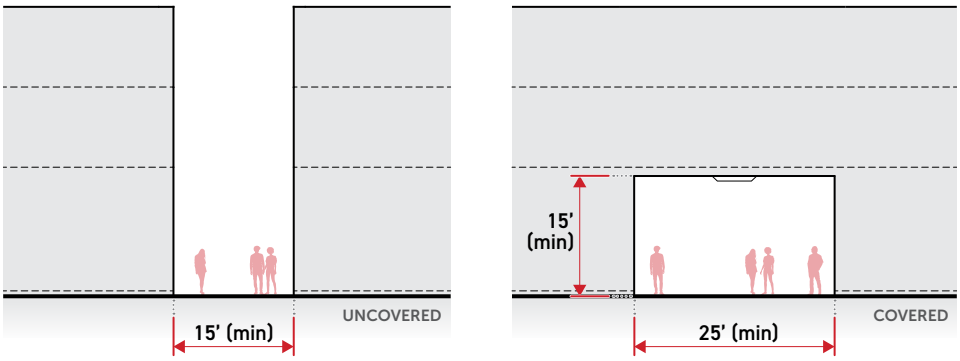
2. Mid-Block Pedestrian Passageways

a. Where the block is bisected by a pedestrian connection that meets the following standards, the maximum block perimeter and block length may be increased by 25%:

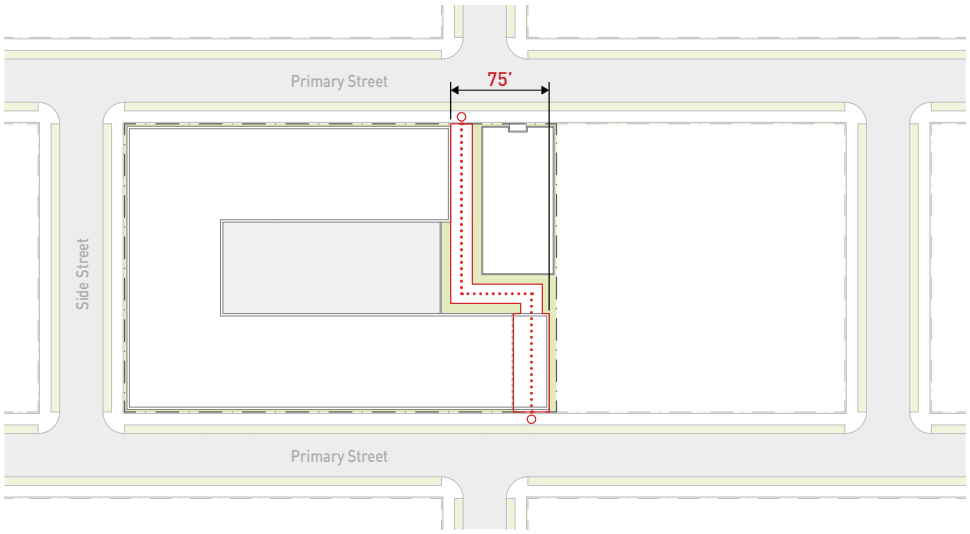
i. The pedestrian passageway must connect from the public sidewalk on the primary street through the lot to a publicly accessible sidewalk, alley, other public way, or easement abutting the opposing lot line.

ii. The pedestrian passageway must be a minimum width of 15 feet for uncovered portions and a minimum width of 25 feet for covered portions.

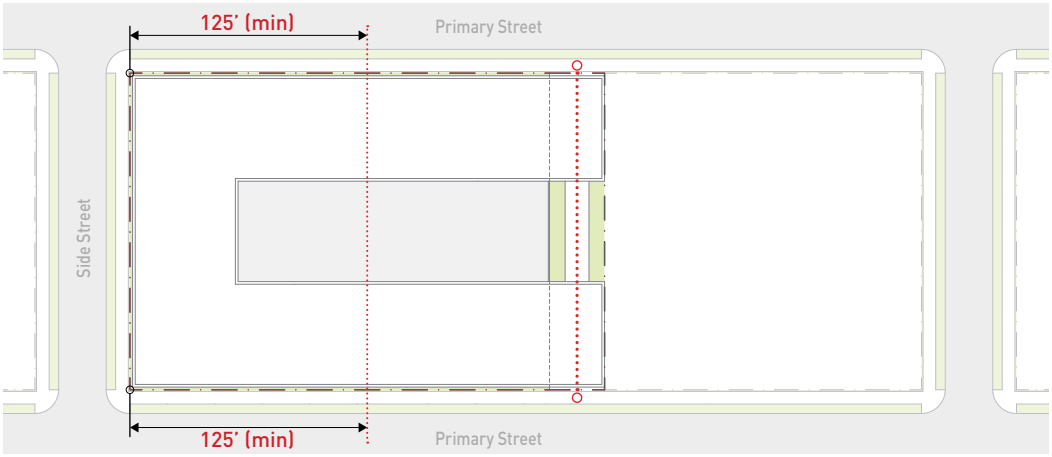
iii. The pedestrian passageway must have a minimum clear height of 15 feet, with the exception of required lighting and trees.



iv. A pedestrian passageway may vary up to 75 feet from the access point on the primary street, measured parallel to the primary street lot line.



v. Access to the pedestrian passageway must be located a minimum of 125 feet from the nearest street intersection, measured along the primary street.



vi. The pedestrian passageway must be physically separated from and uninterrupted by motor vehicle use areas, except where required to cross a drive-aisle. Drive-aisle crossings must be the shortest practical distance.

vii. The pedestrian passageway must be made permanently available to the general public, at no cost, between sunrise and sunset daily, or during the operating hours of the building, whichever would result in a longer period of time. No gates or other barriers may block any portion of the pedestrian passageway from pedestrian access during the required public hours.

viii. A pedestrian passageway open to the general public before sunrise or after sunset must be illuminated in accordance with *Sec. XX, Pedestrian Oriented Lighting.*

b. Pedestrian passageways may count toward required outdoor amenity space when they meet the requirements of *Sec. XX, Outdoor Amenity Space.*

3. New Streets

a. Where a new street is required, it must be developed in accordance with the standards in *Ch. XX, Subdivision*, and engineering details in the Standards and Design Manual.

b. Where land ownership prevents a through street, a street stub must be provided to enable a future through street connection. The street stub must meet the requirements of the Standards and Design Manual and the Fire Code.

c. If a street stub or previously designated cross-access point exists on an abutting parcel, the street network provided by any new development abutting the street stub must connect to the street stub and complete the alignment as a through street wherever practical, as determined by the Zoning Administrator.

d. New streets must intersect with existing streets at existing intersections, wherever practical, as determined by the Zoning Administrator.

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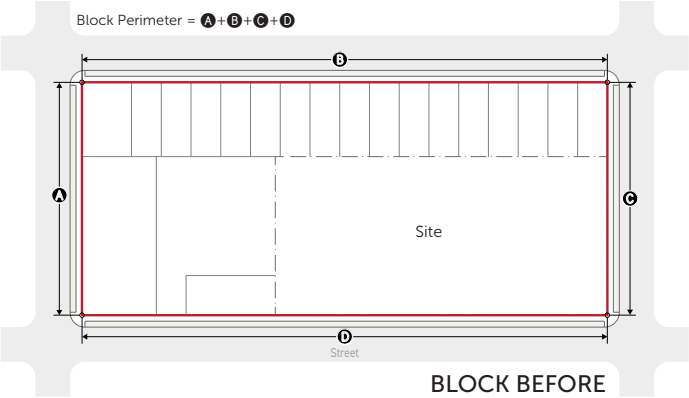
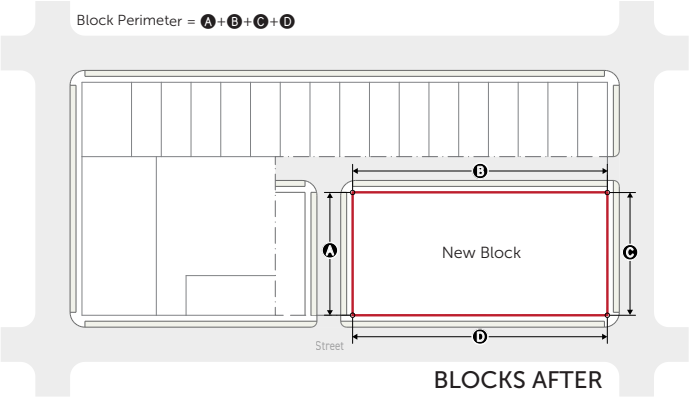
D. Measurement

1. Block Perimeter

Block perimeter is measured along all lot lines abutting a public or private street.



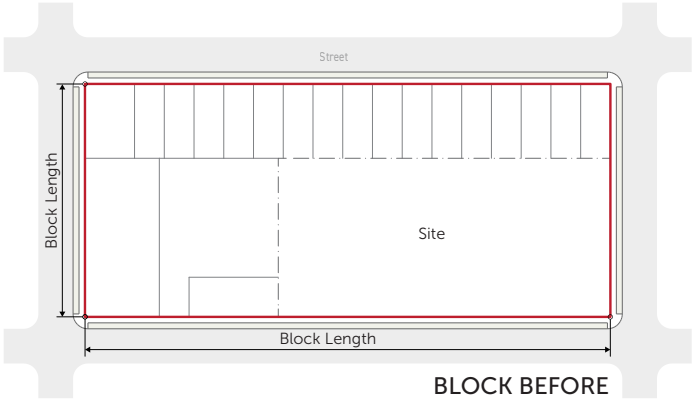
BLOCK BEFORE

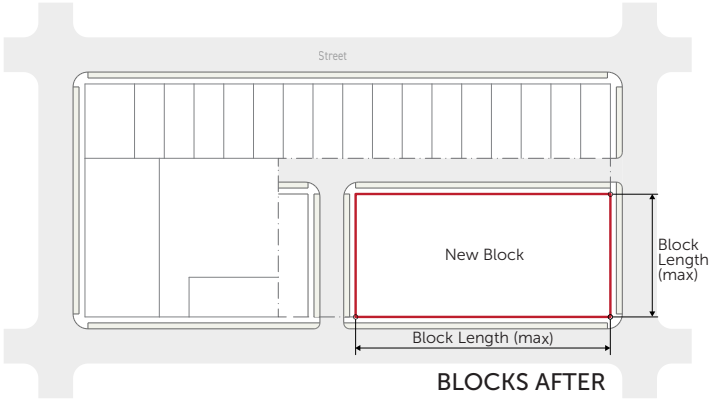


BLOCKS AFTER

2. Block Length

Block length is measured along all lot lines abutting a public or private street along each block face.

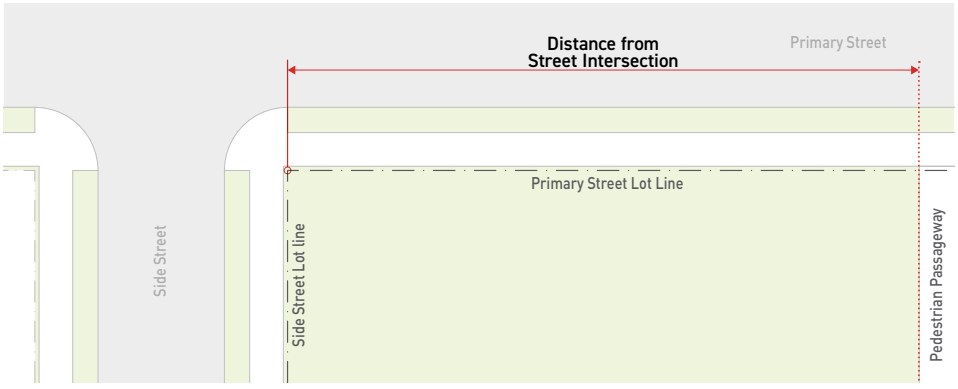




3. Pedestrian Passageways

a. Pedestrian passageway width is measured from one edge of the designated passageway to the opposite edge of the passageway perpendicular to the street lot line.

b. Pedestrian passageway distance from street intersection is measured from the point where two street lot lines intersect adjacent to a street corner to the nearest edge of a required pedestrian passageway, measured along the street lot line.



DIV. 4.4. MULTI-MODAL ACCESS AND PARKING

4.4.1. Streetscape

A. Intent

To help ensure an attractive and inviting public realm that provides a safe and protected walkway for pedestrians.

B. Applicability

The streetscape requirements apply to all zoning lots developed after the effective date of the Zoning Code.

C. Standards

1. General

a. Streetscapes must be developed in accordance with the street classifications in the Streets That Work Plan, dimensional standards in this Division, and engineering details in the Standards and Design Manual.

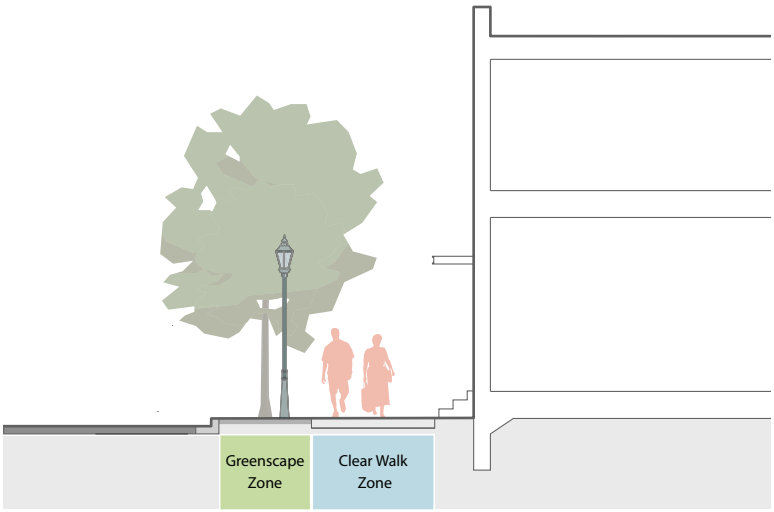
b. Continuous streetscapes must be provided along all existing and future streets in accordance with the following table:

	MINIMUM WIDTH REQUIRED	
STREET CLASSIFICATION	Clear Walk Zone	Greenscape Zone
Mixed Use A	7′	8′
Mixed Use B	7′	6′
Downtown	6′	8′
Industrial	6′	6′
Neighborhood A	6′	5′
Neighborhood B	6′	5′
Local	6′	5′

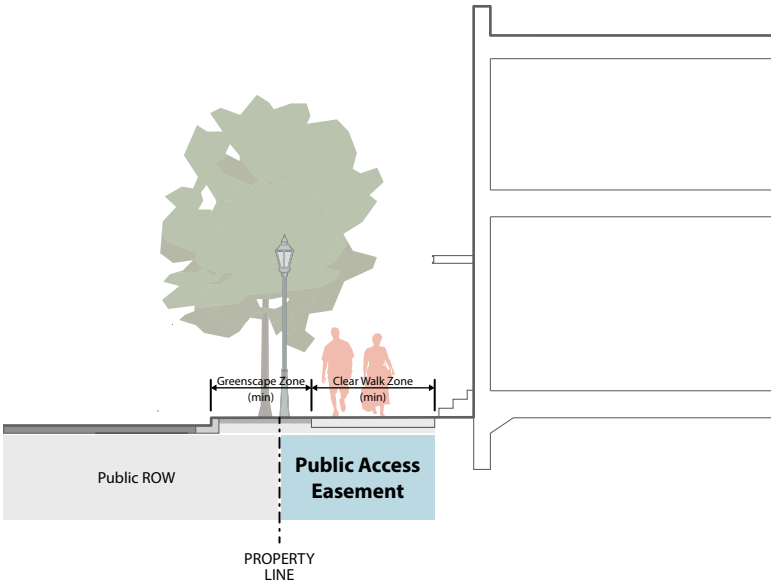
c. Streetscapes must consist of a clear walk zone and a greenscape zone.

i. The clear walk zone is the area between the street lot line and the greenscape zone. The clear walk zone primarily consists of a sidewalk that is reserved for pedestrian travel.

ii. The greenscape zone is the area between the street and the clear walk zone. The greenscape zone generally includes landscaping, street furniture, and utilities.



d. Where there is not enough room in the public right-of-way for the required streetscape, the clear walk zone and greenscape zone must be provided on-site as a permanent public access easement.



e. In areas with predominant patterns of existing streetscapes that conflict with the requirements of this Division, where a project's primary or side street lot line is less than 100' the Zoning Administrator may allow for streetscapes to be constructed to match existing clear walk zone and greenscape zone configurations.

f. In areas with existing underground utilities that conflict with the requirements of this Division, the Zoning Administrator may allow for alternative configurations of the clear walk zone and greenscape zone. Alternative configurations may include any of the following:

i. Meeting the clear walk zone and greenscape zone requirements to the maximum extent possible due to existing physical challenges of the project site; or

ii. Meeting the design standards specified by cross-sections in the Streets That Work Plan for the same street classification.

g. Where existing streetscapes are determined to be in "good condition" by the Zoning Administrator, they may be used to comply with clear walk zone and greenscape zone requirements provided it complies with all standards in this Division.

2. Clear Walk Zone

a. No required clear walk zone may have a horizontal dimension narrower than the minimum width specified by this Division. The clear walk zone must remain clear of obstacles at all times and must be constructed to comply with all City and ADA specifications.

b. Utility poles cannot be located in a clear walk zone.

3. Greenscape Zone

a. No required greenscape zone may have a horizontal dimension narrower than the minimum width specified by this Division.

b. Greenscape trees must be provided in all greenscape zones in accordance with the following standards:

i. All required greenscape trees and their planting areas must comply with *Sec. XX, Landscape Standards* and tree requirements in the Streets That Work Plan.

ii. Required greenscape trees must be canopy trees and must be planted every 40 feet on-center, on average. Tree spacing may vary to accommodate driveways, utilities, and other potential conflicts, provided no canopy greenscape tree is planted closer than 20 feet from another tree.

iii. When required to be planted under an overhead utility line, required greenscape trees may be understory trees and must be planted every 20 feet on-center, on average. Tree spacing may vary to accommodate driveways, utilities, and other potential conflicts, provided no understory greenscape tree is planted closer than 10 feet from another tree.

iv. The minimum number of greenscape trees required along each street is calculated by dividing the length of the street lot line by the minimum tree spacing.

c. The following elements are permitted in the greenscape zone subject to City approval:

i. Public transit shelters, benches, trash receptacles, bicycle racks, and residential mailboxes.

ii. Utility poles and boxes, meters, man hole covers, regulatory signs, and fire suppression equipment.

iii. Pedestrian and street lighting.

iv. Landscaping, sidewalks, trees, stormwater elements, and planters.

d. Elements in the greenscape zone must meet spacing and location requirements of the Streets That Work Plan.

e. Elements in the greenscape zone must meet visibility requirements at driveways and intersections in the Standards and Design Manual.

4.4.2. Pedestrian Access

A. Intent

To promote walkability by:

1. Improving pedestrian access from the public realm to the interior of buildings;
2. Ensuring that required entrances are conveniently and effectively accessible to pedestrians; and
3. Activating the public realm with building access points and improved convenient pedestrian circulation through large sites to an extent and frequency appropriate to the context.

B. Applicability

Pedestrian access standards apply to all zoning lots based on the requirements for the zoning district listed below.

1. Pedestrian Connection Types

	Pedestrian Access Type
Residential	
All R- districts	Type 2
Residential Mixed Use	
All RX- districts	Type 2
Corridor Mixed Use	
All CX- districts	Type 1
Node Mixed Use	
All NX- districts	Type 1
DX	Type 1
Industrial	
All IX- districts	Type 2
Special	
All special districts	Type 2

2. Site Access

Site access standards apply to all street-facing entrances required by the zoning district, based on requirements in *Sec. XX - Entrances*. Site access standards do not apply to non-required entrances.

C. Standards

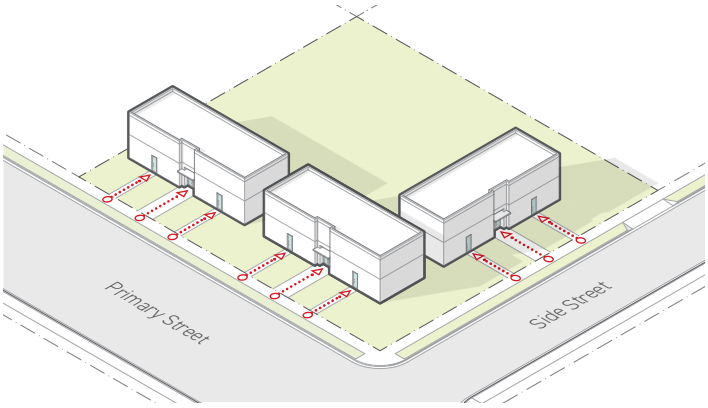
1. General

All pedestrian access standards must conform to the material standards and engineering details of the Standards and Design Manual.

2. Pedestrian Connection Types

PEDESTRIAN ACCESS TYPE 1

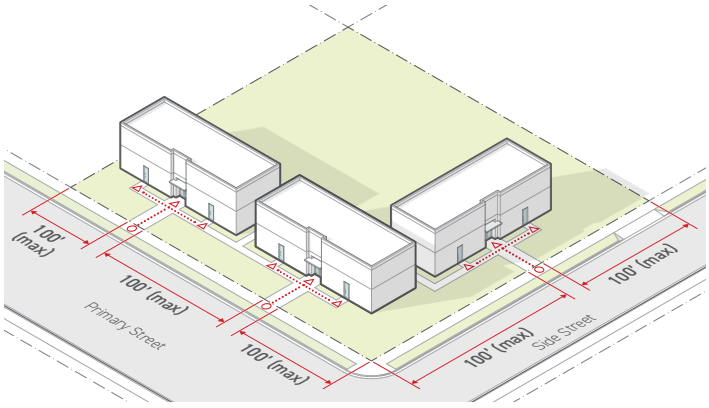
Intended to ensure buildings are highly integrated with the surrounding public realm and to promote walking as a safe and convenient mobility option to improve connectivity through large sites.



SITE ACCESS	
Pedestrian accessway type	Direct
Pedestrian accessway spacing (max)	See District
Distance from street intersection (max)	See District

PEDESTRIAN ACCESS TYPE 2

Intended to ensure buildings are conveniently accessible from the public realm and to promote walking as a safe and convenient mobility option to improve connectivity through large sites.



SITE ACCESS	
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	100'
Distance from street intersection (max)	100'

3. Site Access

a. Pedestrian Accessway Type

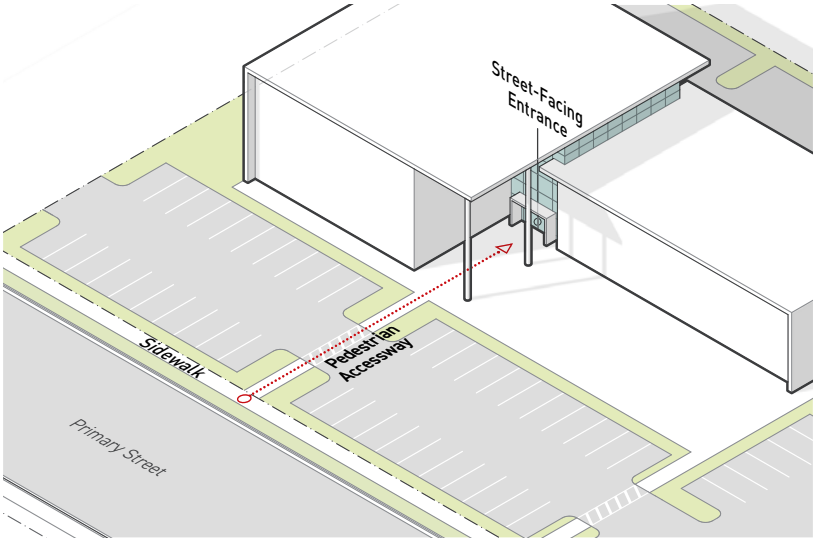
i. Linked

a) Linked pedestrian accessways must connect to the sidewalk, multi-use trail, or other publicly accessible pedestrian-facility along the street lot line, to a required street-facing entrance.

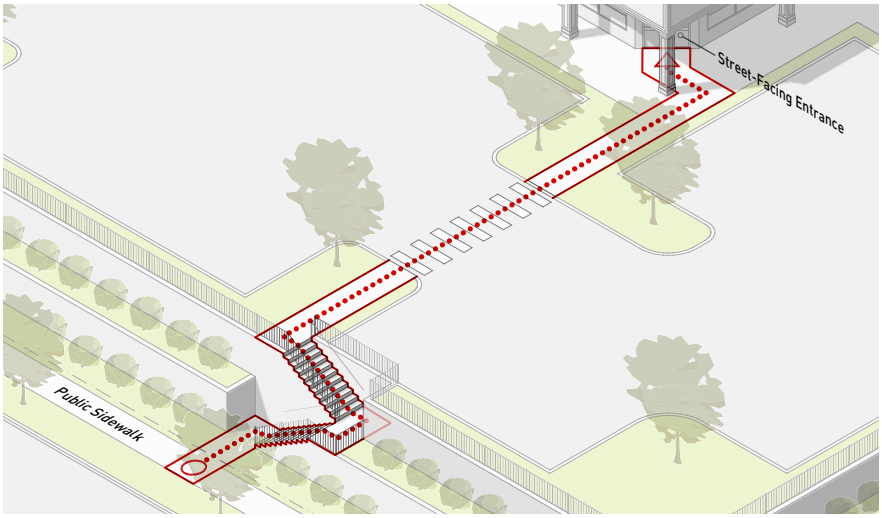
b) The accessway must be at least 4 feet wide.

c) The finished surface must be stable, firm, and slip resistant in accordance with ADA floor surface standards.

d) The accessway must be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive-aisle. Drive aisle crossings must be the shortest practical distance.



e) Where a retaining wall, open drainage, or similar obstacle interrupts a required accessway, the connection must be designed to facilitate passage through or over the obstacle. If the connection is not ADA compliant, a separate, compliant accessway must be provided.

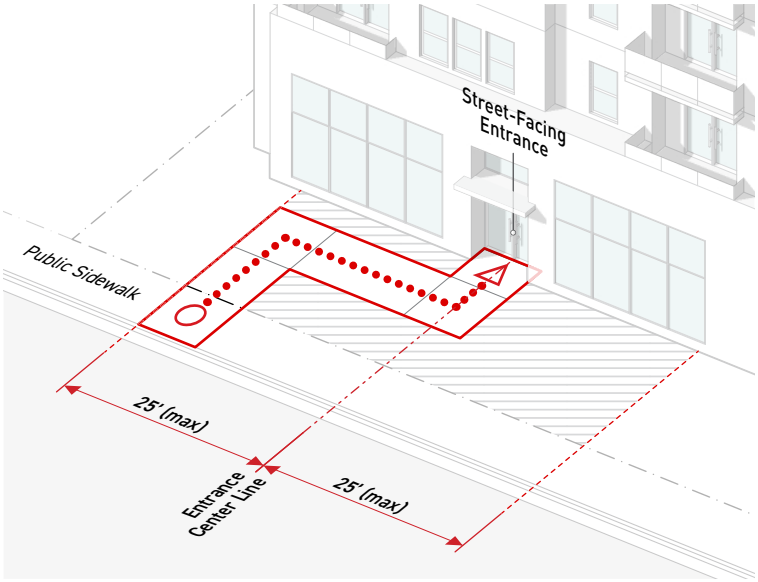


ii. **Direct**

a) Direct pedestrian accessways must comply with all linked pedestrian accessway standards *(Sec. XX, Pedestrian Accessway Type, Linked)* in addition to the standards below.

b) A minimum of one pedestrian accessway must be provided to each street-facing entrance required by the zoning district.

c) The connection to the public sidewalk must be within 25 feet of the center of the street-facing entrance, measured parallel to the applicable lot line.



b. Pedestrian Accessway Spacing

A required pedestrian accessway must not be separated from another pedestrian accessway or the end of a street lot line by a distance greater than the maximum allowed pedestrian accessway spacing.

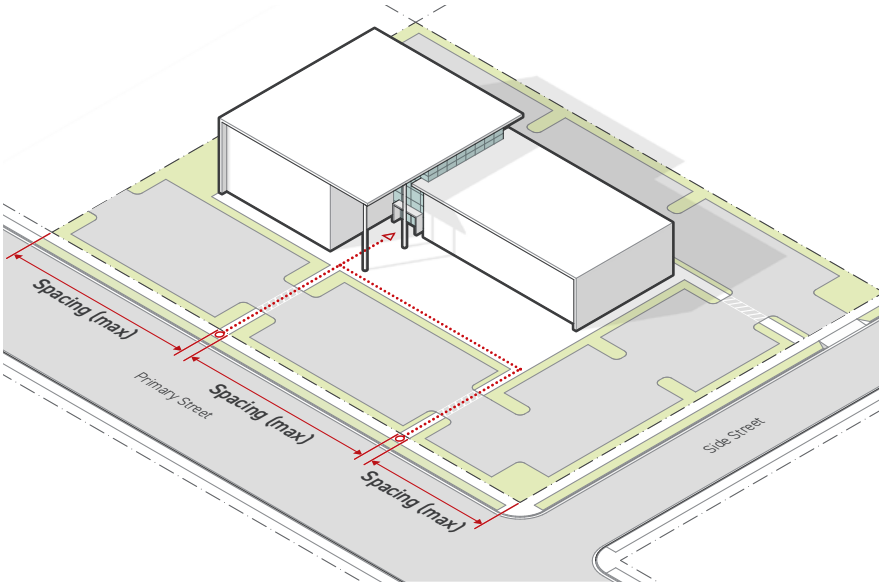
c. Distance from Street Intersection

A required pedestrian accessway must not be separated from a street intersection by a distance greater than the maximum allowed distance from street intersection standard.

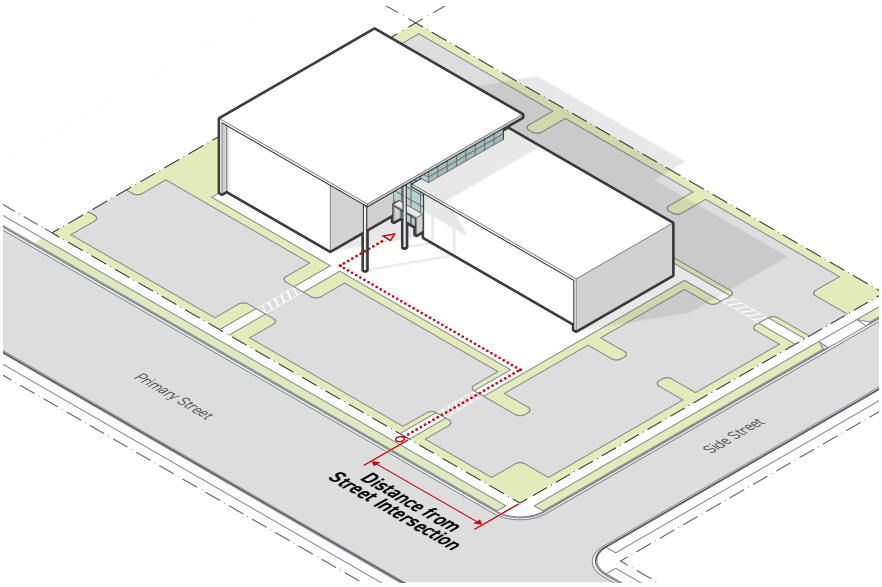
D. Measurement

1. Pedestrian accessway width is measured from one edge of the accessway perpendicularly to the opposite edge.

2. Pedestrian accessway spacing is measured as the distance between pedestrian accessways measured following the geometry of the street lot line from the end of the lot line to the edge of the pedestrian accessway and from the edge of the pedestrian accessway to the edge of the adjacent pedestrian accessway.



3. Pedestrian accessway distance from a street intersection is measured from the intersection of two street lot lines to the nearest edge of a pedestrian accessway measured along the street lot line.



4.4.3. Bicycle Parking

A. Intent

To promote bicycling as an alternative to motor vehicle transportation and help ensure safe, secure, accessible, and convenient storage of bicycles for all users.

B. Applicability

1. All allowed uses in *Sec. XX, Uses.*
2. Projects with 1 to 4 dwelling units are not required to provide short-term or long-term bicycle parking.
3. Dwelling units with individually accessed private garages are not required to provide long-term bicycle parking.

C. Standards

1. Required Bicycle Parking

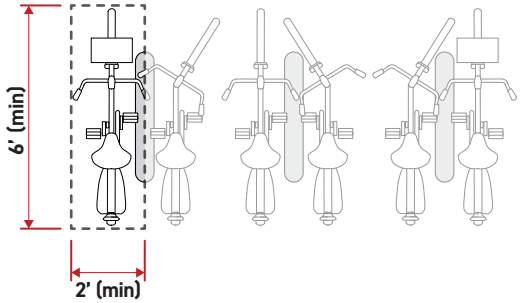
Bicycle parking must be provided in accordance with the following table:

	MINIMUM SPACES REQUIRED	
USES	**Short-Term Spaces**	**Long-Term Spaces**
Residential		
Household living	1 / 10 units, 2 min	1 / units
Group Living	1 / 6 beds, 2 min	1 / 3 beds
Public, Civic, and Institutional		
All uses	1 / 5,000 SF of gross floor area, 2 min	1 / 10,000 SF of gross floor area, 2 min
Commercial		
All uses	1 / 2,500 SF of gross floor area, 2 min	1 / 5,000 SF of gross floor area, 2 min
Industrial		
All uses	1 / 10,000 SF of gross floor area, 2 min	1 / 5,000 SF of gross floor area, 2 min

2. Bicycle Facilities

a. General

i. Bicycle parking spaces must be a minimum of 2 feet wide and 6 feet long.



ii. Bicycle parking must be placed at least 3 feet from all obstacles such as walls, fences, and curbs to provide clear and maneuverable access. Racks must be placed so that each required bicycle parking space is accessible without moving another bicycle.

iii. When bicycle parking is located adjacent to a sidewalk, the bicycle parking space must not encroach into or obstruct the minimum required sidewalk.

iv. Bicycle parking must consist of bicycle racks that support the bicycle frame at two points.

v. Racks must allow for the bicycle frame and at least one wheel to be locked to the rack.

vi. If bicycles can be locked to each side of the rack, each side is counted as a required space.

vii. Bicycle parking spaces must be located on paved or pervious, dust-free surface with a slope no greater than 3%. Gravel, landscape stone, or wood chips are not acceptable surfaces. Racks must be securely anchored to a permanent surface.

viii. Bicycle parking must be provided in a well-lit area.

b. Short-Term Bicycle Parking

i. Short-term bicycle parking must be publicly accessible and located on-site or in an area within 100 feet from the building containing the use it serves.

ii. Short-term bicycle parking may be located within the public street subject to approval of an encroachment permit for use of the public street.

iii. Business operators or property owners who choose to install bicycle parking within the public street are responsible for maintaining the racks.

iv. Any site located within 500 feet of a City-funded bicycle corral may count up to 2 bicycle parking spaces within the bicycle corral toward the site's required short-term bicycle parking.

c. Long-Term Bicycle Parking

i. Long-term bicycle parking offers a secure and weather-protected place to park bicycles for employees, residents, commuters, and other visitors who generally stay at a site for several hours.

ii. Long-term bicycle parking is required to be covered and must be one of the following:

a) A locked room;

b) A bicycle locker;

c) An area enclosed by a fence with a locked gate;

d) An area within view of an attendant or security guard or monitored by a security camera; or

e) An area visible from employee work areas.

iii. The bicycle parking area must be located on-site or in an area within 200 feet of the building it serves.

D. Measurement

1. When the application of these regulations results in a fraction, fractions of ½ or more are counted as 1 space.
2. Distance is measured in walking distance along a the centerline of a sidewalk, walkway, or path from the nearest point of the bicycle rack to the primary entrance of the use served.

DIV. 4.5. VEHICLE ACCESS AND PARKING

4.5.1. Motor Vehicle Access

A. Intent

To ensure motor vehicle access is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit vehicles, micro-mobility devices, and motor vehicles on the abutting public street and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to vehicle parking and other motor vehicle use areas.

B. Applicability

Any zoning lot that provides access to motor vehicles.

C. General Standards

1. All existing and proposed development that provides on-site parking or loading must provide a satisfactory means of vehicle access to and from a street or alley.
2. Every zoning lot is permitted at least one driveway unless otherwise modified by the Zoning Administrator.
3. A permit is required for cutting of the curbing or pavement of a public street to provide vehicle access to a property. A driveway may only be installed with a permit issued by the City.
4. Approval must be obtained from the appropriate jurisdiction for a driveway onto a State Highway.
5. When a zoning lot is adjacent to a primary and side street without an alley, vehicle access must be placed along the side street unless otherwise permitted by the Zoning Administrator.
6. When an improved alley exists or is proposed by the project, motor vehicle access must take place from the alley unless otherwise permitted by the Zoning Administrator.
7. Motor vehicle access may be shared between abutting zoning lots, provided an easement, deed restriction, or other similar agreement acceptable to the City is provided.
8. All vehicle access designs, including driveway spacing and design, must be approved by the Zoning Administrator and must conform to the provisions of the Standards and Design Manual.

4.5.2. Vehicle Parking

A. Intent

To reduce parking demand, support the use of alternative forms of transportation, promote reuse and redevelopment of existing buildings, reduce the overall cost of construction and development, and increase the overall efficiency and use of taxable land within the City.

B. Applicability

All allowed uses in *Art. XX, Uses.*

C. Standards

1. General

Off-street parking is not required. However, any project with over 50,000 square feet of gross floor area must submit a Traffic Demand Management (TDM) plan, prepared by a qualified professional with demonstrated experience in transportation planning, traffic engineering, or comparable field, to be approved by the Zoning Administrator. A TDM plan must include the following:

a. The anticipated travel demand for the project.

b. How the anticipated travel demand for the project will be met on-site or off-site, including:

   i. Number of on-street vehicle parking spaces, off-street vehicle parking spaces, or shared vehicle parking arrangements. If provided, parking ratios should be specified for each group of proposed uses.

   ii. Number of short-term and long-term bicycle parking spaces.

   iii. Accommodations for pedestrians, cyclists, motorists, transit riders, and the mobility-impaired.

   iv. The strategies that will be employed to reduce single-occupancy vehicle trips, reduce vehicle miles traveled by site users, and promote transportation alternatives such as walking, cycling, ride-sharing, and transit.

   v. The modal share objectives that will be sought from the implementation of TDM strategies.

c. TDM strategies include, but are not limited to, the following:

   i. Walking, cycling, ride-sharing, and transit promotion and education.

   ii. Parking cash-out programs or unbundling parking/market rate pricing.

   iii. Shared parking arrangements.

   iv. Enhanced bicycle parking and services (above the minimum requirement).

   v. Support for car-share and bike-share services and facilities.

   vi. Carpooling or van-pooling programs or benefits.

vii. Free or subsidized commuter transit passes, transit-to-work shuttles, or enhanced transit facilities (such as bus shelters).

viii. Guaranteed ride home (GRH) programs.

ix. Provisions for alternative work schedules (such as flex-time, compressed work week, staggered shifts, or work from home).

x. Promotion of "live near your work" programs.

d. In evaluating a TDM plan, the Zoning Administrator must consider the following:

i. The extent to which the project includes performance objectives to minimize single-occupancy vehicle trips and maximize the use of transportation alternatives to the extent practicable, taking into account the opportunities and constraints of the site and nature of the development.

ii. The extent to which the project meets the anticipated transportation demand without placing an unreasonable burden on public infrastructure, such as transit and on-street parking facilities, and the surrounding neighborhood.

2. Accessible Parking

Accessible parking spaces must be provided in accordance with the Accessibility requirements of the Code of Virginia.

3. Reserved Parking

Parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded.

a. Residential Uses

i. No more than 1 space per efficiency or 1-bedroom dwelling unit or live-work unit may be reserved.

ii. No more than 2 spaces per 2-bedroom dwelling unit or live-work unit may be reserved.

b. Nonresidential Uses

No more than ⅓ of the total provided spaces may be reserved.

4.5.3. Parking Design

A. Intent

To ensure parking lots are designed to create safe, comfortable, and attractive environments for users and pedestrians, while also mitigating negative environmental effects through landscaping and surface design.

B. Applicability

1. Where a parking lot is provided, the parking lot must meet the standards of this Section. A parking lot is considered a parking area that has no building or parking floor area below or above it.
2. Where a parking structure is provided, the parking structure must meet the standards of this Section. A parking structure is considered a building that includes parking uses, including parking garages and integrated podium parking.

C. Standards

1. General

a. All portions of a parking lot or parking structure must be accessible by vehicles to all other portions of the parking lot or structure without requiring the use of a street, except for an alley.

b. Each parking space must be located so that no vehicle is required to back onto any sidewalk or street, except for an alley, to leave the parking space.

c. Full and permanent parking space delineation is required. Delineation may include striping, wheel stops, curbing, or other similar permanent material which can clearly define and delineate parking spaces. Full parking space delineation means clear markings for all three sides of a space.

2. Spaces and Drive Aisles

a. Parking spaces and drive aisles must meet the following minimum dimensions:

	Standard Space		Compact Space		One-Way Drive		Two-Way Drive	
Angle	Width	Length	Width	Length	Drive Aisle	Bay Width	Drive Aisle	Bay width
0°	8′	20′	8′	18′	10′	18′	20′	36′
60°	9′	20′	8′	20′	14′	54′	--	--
90°	9′	18′	8′	18′	--	--	22′	58′

b. Compact parking spaces may be used in place of a standard size space when the following requirements are met:

i. The total number of compact car spaces must not exceed 30% of the total number of provided parking spaces.

ii. No more than 2 compact parking spaces are placed side by side.

iii. All compact parking spaces are clearly and visibly designated and striped.

3. Lighting

Parking lot and parking structure lighting must meet the standards in *Sec. XX, Lighting.*

4. Electric Vehicle Charging

a. Electric vehicle charging equipment, including pedestals, bollards, or cables, must not encroach into drive aisles or pedestrian walkways.

b. Electric vehicle charging equipment must not contain advertising signs visible from a street.

c. Transformers and other utility equipment associated with electric vehicle chargers must be screened from the street according to *Sec. XX, Frontage Screens*.

5. Parking Lot Surfacing and Curbing

a. All parking areas including drive aisles must be fully paved and constructed with concrete, asphalt, paving blocks, pervious surfacing or other similar materials intended for outdoor vehicle use.

b. All parking areas must be graded and drained to collect, retain, and infiltrate surface water on-site. See the Standards and Design Manual for additional details.

c. Continuous curbing that is at least 6 inches in height or wheel stops that are at least 4 inches in height must be installed around the perimeter of all parking and landscaped areas. Curbing must be constructed of continuous concrete, granite, or other approved material of similar durability and appearance, and must contain inlets at appropriate intervals to allow stormwater infiltration from the open parking area. Where wheel stops are used, they must be placed a minimum of 2½ feet from the head of parking spaces.

d. Where a parking space abuts a landscaped island, the Zoning Administrator may allow the front 2 feet of the required parking space length to overhang the landscaped island, provided a wheel stop is installed.

6. Parking Lot Landscaping

a. General

i. All parking lot landscape areas must be installed to maximize stormwater runoff capture according to the Standards and Design Manual.

ii. All landscaping must be installed according to *Sec. XX, Landscaping*.

b. Perimeter Landscaping

i. A transition screen may be required between the vehicle use area and a common lot line, see *Sec. XX, Transition Screens* for requirements.

ii. A frontage screen may be required between the vehicle use area and street lot line, See *Sec. XX, Frontage Screens* for requirements.

c. Interior Landscaping

i. Interior Islands

a) No more than 10 consecutive parking spaces may be provided without a landscape interior island.

b) Interior islands must be distributed evenly throughout the parking lot. Interior islands may be consolidated or intervals may be expanded with the permission of the Zoning Administrator, in order to preserve existing trees.

c) An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 150 square feet in area. Each island must include at least 1 canopy tree.

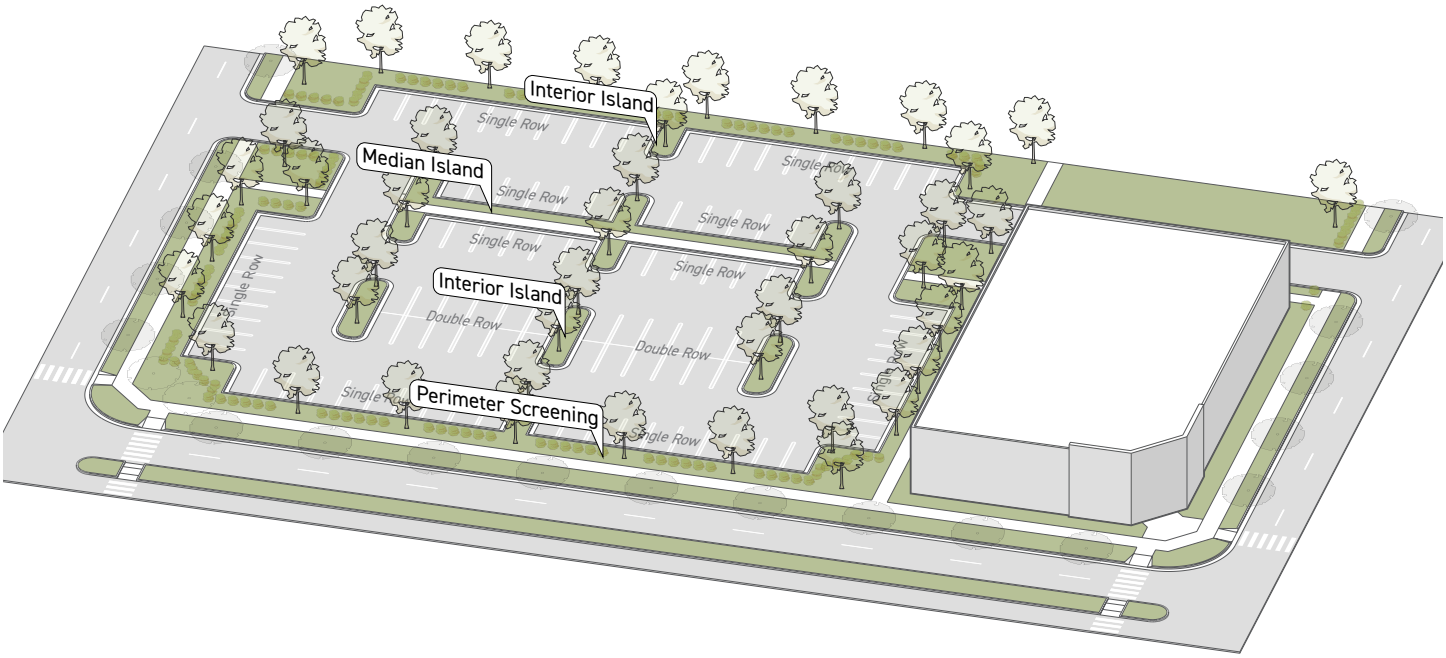
d) An interior island abutting a double row of parking spaces must be a minimum of 9 feet in width and 300 square feet in area. Each island must include at least 2 canopy trees.

e) Interior islands must be installed below the level of the parking lot surface to allow for stormwater runoff capture.

ii. Median Islands

a) A landscape median island must be provided between every 4 single parking rows. Intervals may be expanded to preserve existing trees.

b) A median island must be at least 6 feet wide. A median island with a pedestrian walkway must be a minimum of 12 feet wide.



7. Parking Structure Screening

Where a parking structure is visible from a street, the entire street-facing portion must be screened with a permanent structure that meets the following standards:

a. The screen must not have an opacity of less than 60%.

b. Openings in the screen must be 4 inches or less in one dimension, except for openings providing pedestrian or vehicular access.

c. Screen openings accommodating vehicle access must be no wider than the maximum allowed driveway width allowed by the zoning district.

d. Screen openings accommodating pedestrian access must be no wider than 8 feet for each pedestrian passageway. Where an opening accommodates both pedestrians and vehicles, the maximum allowable opening is 8 feet greater than the maximum allowed driveway width.

D. Measurement

1. Parking Angle

The angle measured from the long edge of a parking space to the drive aisle.

2. Parking Space Width

The distance measured between opposite sides of the shortest dimension of a parking space.

3. Parking Space Length

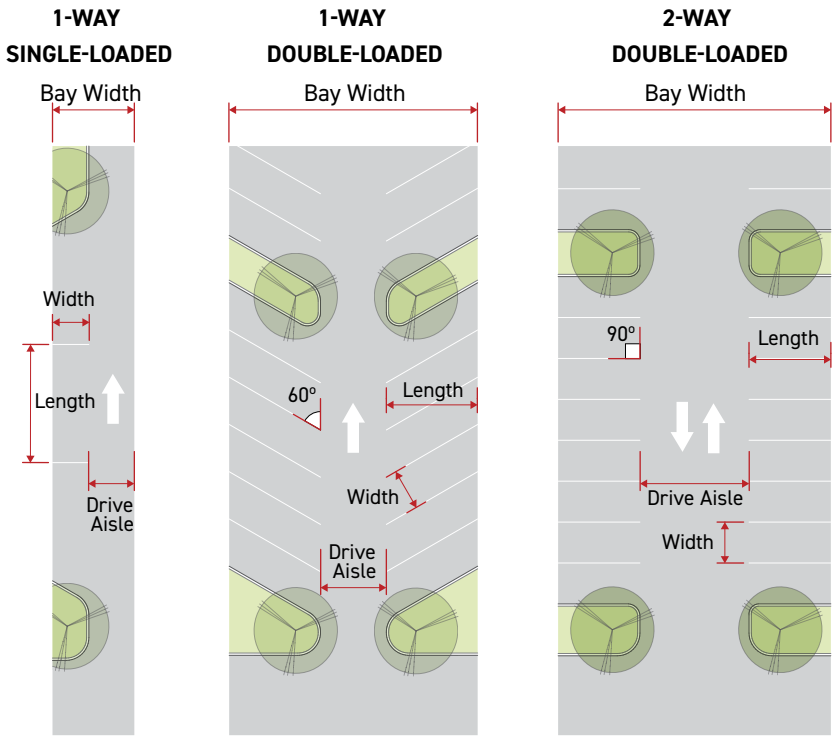
The distance measured perpendicular or parallel to the drive aisle between opposite ends of the longest dimension of a parking space.

4. Bay Width

The distance measured between two rows of parking spaces and the drive aisle in-between, or for a single row, the distance between a row of parking spaces and the end of the drive aisle.

5. Drive Aisle

The distance measured from the edge of one row of parking to the edge of the opposite row of parking. If there is only one row of parking spaces, then the paved surface for a vehicle to drive on must meet the minimum drive aisle width.



6. Interior and Median Island Width

Interior and median island width is measured as the narrowest horizontal dimension from one edge of an island to the opposite edge.

4.5.4. Other Vehicle Use Areas

A. Intent

To ensure vehicle use areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of neighboring lots or the public realm.

B. Applicability

1. All portions of a lot are designed and intended for use by vehicles must comply with the following standards, including areas used for circulation, maneuvering, loading, staging, queuing, service, and areas to be used for the sale or storage of vehicles.
2. Parking lots are excluded from the vehicle use area requirements; see *Sec. XX, Parking Lot Design* for parking lot standards.
3. Loading standards apply to any lot that includes on-site loading areas.
4. Stacking space standards apply to any lot that includes an on-site drive-through or control gate.

C. Standards

1. General

a. Surfacing

Vehicle use area surfacing must meet the standards in *Sec. XX, Parking Lot Design.*

b. Screening

i. A transition screen may be required between the vehicle use area and a common lot line, see *Sec. XX, Transition Screens* for requirements.

ii. A frontage screen may be required between the vehicle use area and street lot line, see *Sec. XX, Frontage Screens* for requirements.

c. Lighting

Vehicle use area lighting must meet the standards in *Sec. XX, Lighting.*

2. Loading

a. A loading area is not required. If determined necessary by the Zoning Administrator, adequate space must be made available on-site for the unloading and loading of goods, materials, items, or stock for delivery and shipping.

b. With the exception of alleys and areas specifically designated by the City, loading and unloading activities are not allowed on a public street.

c. Loading areas must be located to the rear or side of buildings.

d. Loading and unloading activities must not encroach on or interfere with sidewalks, multi-modal lanes, driveways, drive aisles, stacking spaces, or parking lots.

3. Vehicle Stacking

a. Required Stacking Spaces

Unless otherwise expressly modified by the Zoning Administrator, off-street stacking spaces must be provided as follows:

Activity Type	Stacking Spaces (min)
Food and beverage drive-thru	
On-site ordering	8
Off-site ordering (pick-up)	5
ATM or banking service	5
Pharmacy	8
Other drive-thrus	8

b. Design and Layout

i. Each stacking space must be a minimum of 20 feet in length and 10 feet in width.

ii. Stacking spaces must not encroach on or interfere with sidewalks, multi-modal lanes, driveways, drive aisles, loading areas, or parking lots.

iii. Where deemed necessary by the Zoning Administrator for traffic movement and safety, stacking spaces must be separated from other internal driveways by raised medians or other fixed barriers.

iv. An "escape lane" or aisle, measuring a minimum of 10 feet in width, must be provided adjacent to the stacking lane, where deemed appropriate by the Zoning Administrator.

v. Devices for the transmission or broadcasting of voices or music must be so directed or muffled as to prevent the sound or music from being audible beyond the boundaries of the site.

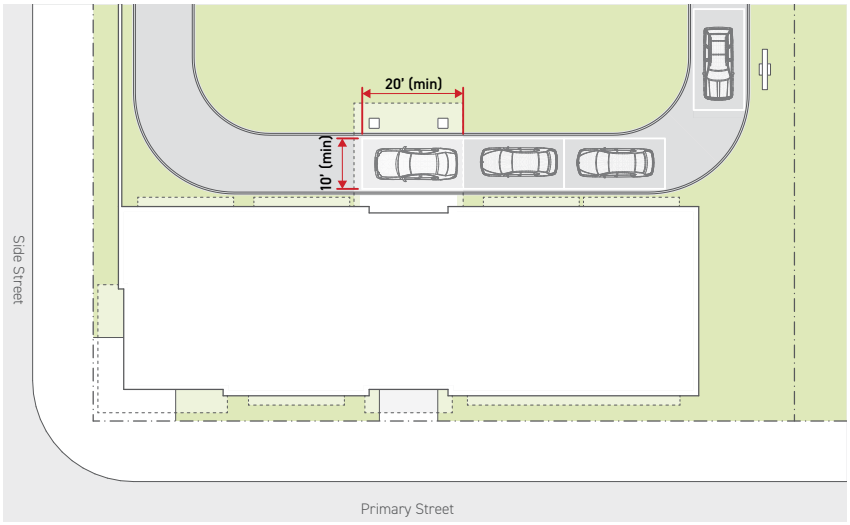
D. Measurement

1. Stacking Space Length

Stacking space length is measured parallel to the drive-thru lane from one end to the opposite end of the queuing space.

2. Stacking Space Width

Stacking space width is measured perpendicular to the queuing space length from one end to the opposite end of the queuing space.



4.5.5. Garage Design

A. Intent

To minimize the impact of motor vehicle dominated areas on the public realm and to promote a comfortable, safe, engaging, and attractive streetscape with active uses and landscaping along the public realm.

B. Applicability

Garage design requirements apply to all zoning lots. Structure parking providing 10 spaces or more is not considered a garage, and must follow the standards found in *Sec. XX, Parking Design*.

C. Standards

1. General

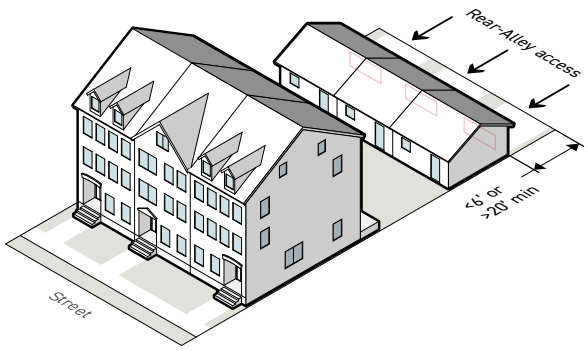
a. Garages may be attached or detached.

b. Driveways are required to meet the requirements found in *Sec. XX, Vehicle Access*.

c. For zoning lots with an alley, the garage door must be either:

i. Less than 6 feet from the edge of the alley pavement, or

ii. More than 20 feet from the edge of alley pavement.



2. Zoning Lots with Front Vehicle Access

The following requirements apply to a project in a Residential (R-) zoning district with a front-accessed driveway.

a. Garages must be positioned at least 10 feet behind the front building facade and are limited in width to no more than 40% of any street-facing facade.

b. Garage doors are not allowed within 20 feet of the back of the sidewalk.

3. Zoning Lots with Side or Rear Vehicle Access

The following requirements apply to a project in a Residential (R-) zoning district with a side or rear driveway.

a. Garages must be placed entirely to the rear of the building, be rear or side-accessed, and must not front a public street.

b. Garage doors must face the rear or side alley or easement.

DIV. 4.6. TRANSITIONS AND SCREENING

4.6.1. Transitions

A. Intent

To improve the compatibility of new development with its surrounding context where the scale of development changes between lots if differing zoning districts.

B. Applicability

1. Transitions are required along common lot lines where lots fall into different zoning designations, as noted in the following table.

	ABUTTING DISTRICT					
DISTRICT OF ZONING LOT	**R-A R-B**	**R-C**	**RX-3 CX-3 NX-3**	**RX-5 CX-5 NX-5 IX-5**	**CX-8 NX-8 NX-10 DX IX-8**	**CM CV**
R-A R-B	--	--	--	--	--	--
R-C	--	--	--	--	--	--
RX-3 CX-3 NX-3	Type A	--	--	--	--	--
RX-5 CX-5 NX-5 IX-5	Type B	Type B	--	--	--	--
CX-8 NX-8 NX-10 DX IX-8	Type C	Type C	--	--	--	--
CM CV	Type B	Type B	--	--	--	--

2. Transitions are required along common lot lines between certain uses and zoning designations as specified by *Sec. XX, Use Standards*.

C. Standards

1. General

a. A required transition must be located along the entire length of the common lot line or the alley lot line shared with the abutting district.

b. A transition is not required along a lot line where the following criteria is met:

   i. Where a public right-of-way, including an alley, is provided along the lot line; and

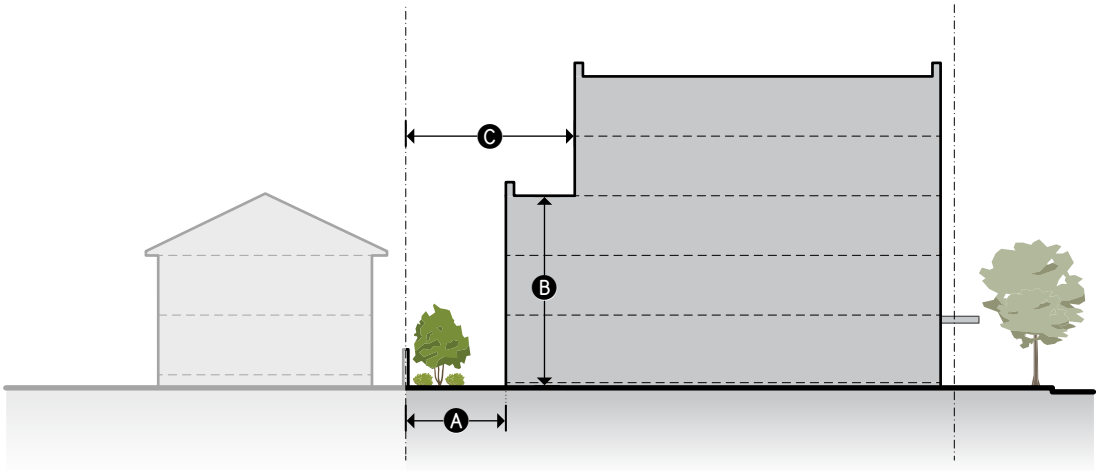
   ii. Where all buildings are located at least 30 feet from the lot line.

c. A transition consists of a combination of a screened area along the affected lot line, building setbacks, and height step-backs to push the mass of the building away from abutting districts above a specified height.

d. Where a use standard requires a transition type that conflicts with this Section, the more intensive requirement must be met.

2. Transition Types

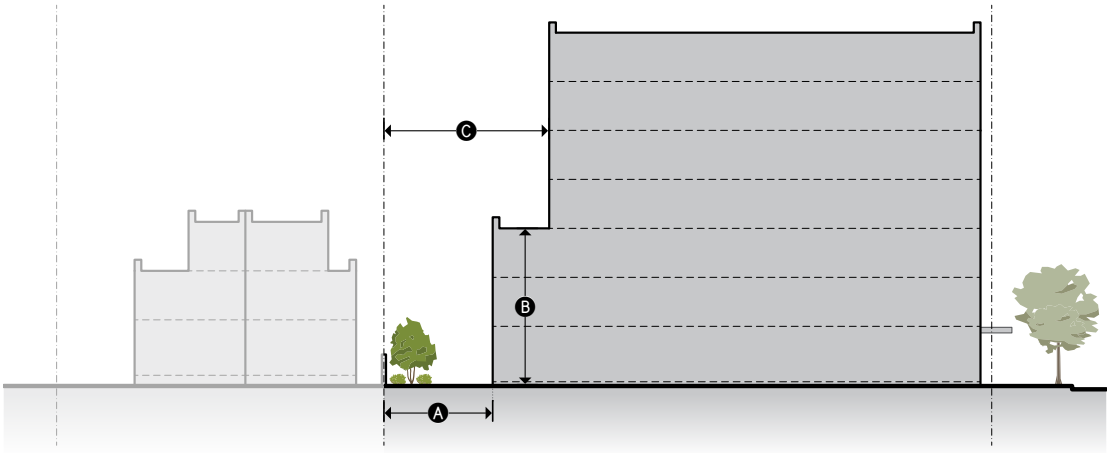
TRANSITION TYPE A



TRANSITION AREA	
A Building setback (min)	15'
Transition screen type	Low

UPPER STORY STEP-BACK	
B Height before step-back (max stories/feet)	3 / 44'
C Upper story step-back (min)	25'

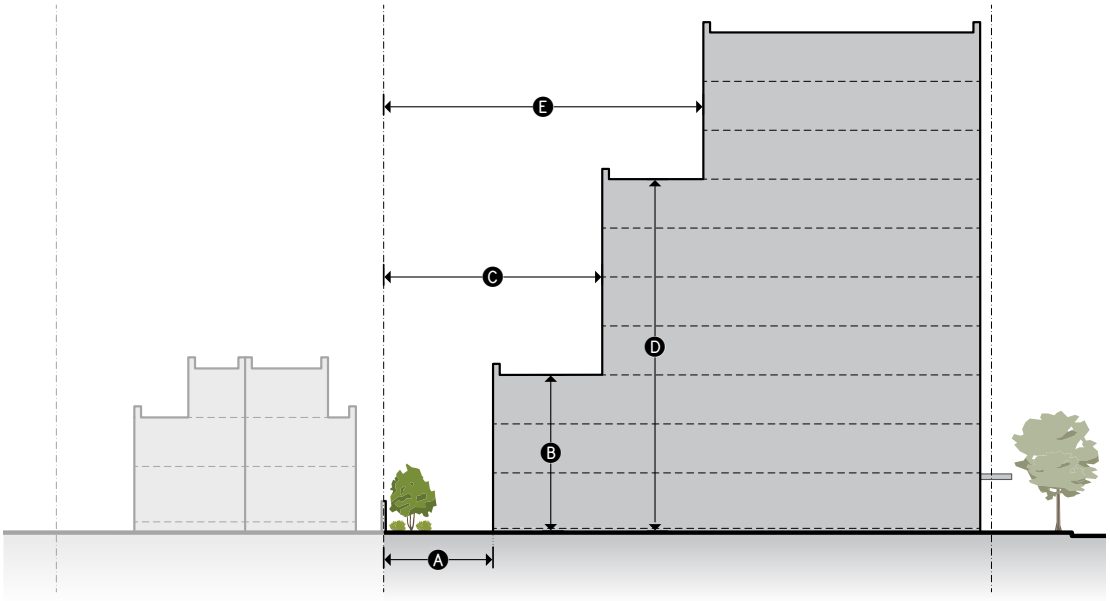
TRANSITION TYPE B



TRANSITION AREA	
A Building setback (min)	20'
Transition screen type	Moderate

UPPER STORY STEP-BACK	
B Height before step-back (max stories/feet)	3 / 44'
C Upper story step-back (min)	30'

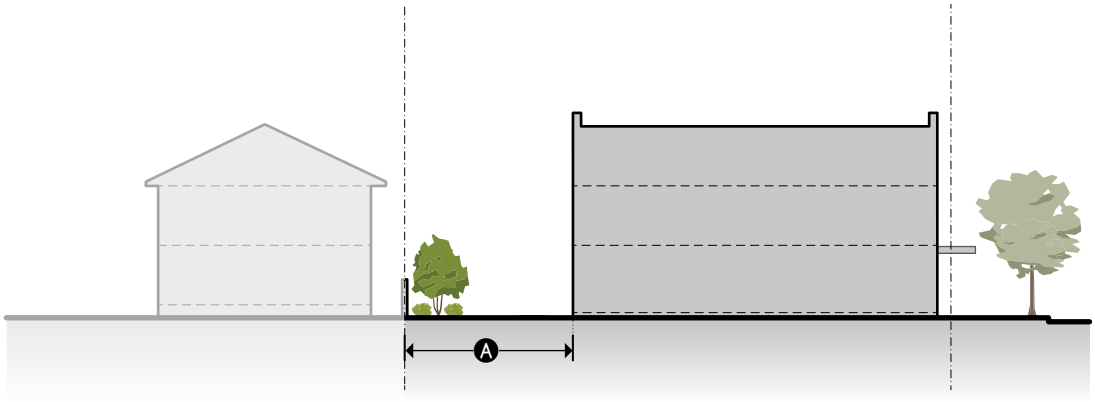
TRANSITION TYPE C



TRANSITION AREA	
A Building setback (min)	20'
Transition screen type	Moderate

UPPER STORY STEP-BACK	
B Height before first step-back (max stories/feet)	3 / 44'
C First upper story step-back (min)	40'
D Height before second step-back (max stories/feet)	7/ 100'
E Second upper story step-back (min)	60'

TRANSITION TYPE D



TRANSITION AREA	
A Building setback (min)	30'
Transition screen type	High

UPPER STORY STEP-BACK	
Height before step-back (max stories/feet)	None
Upper story step-back (min)	None

D. Measurement

1. Building Setback

The building setback is measured perpendicular to any lot line shared with an abutting district that requires a transition. See *Sec. XX Building Setbacks* for measuring building setback.

2. Transition Screen Type

The transition screen type is determined by the requirements of *Sec. XX, Transition Screens*. The option of which screen type to use within the required category is at the discretion of the applicant.

3. Height Before Step-Back

a. Measured as the maximum height for the portion of the building along a common or alley lot line before an additional step-back is required.

b. To measure the allowed height before a step-back is required, average grade is calculated by averaging the highest and lowest elevation of the common or alley lot line.

c. For all other height measurements, See *Sec. XX. Height* for measuring building height in stories and feet.

4. Upper Story Step-Back

Upper story step-back depth is measured perpendicular to the common lot line with an abutting district that requires a transition.

4.6.2. Transition Screens

A. Intent

To mitigate impacts from uses, activities, or site elements with significant impact on abutting lots.

B. Applicability

Transition screens are required as specified by *Sec. XX, Transitions*.

C. Standards

1. General

a. Required screens, including their sub-grade elements such as footings or foundations, must be located entirely on-site.

b. Breaks for pedestrian, bicycle, and vehicular access are allowed, provided that breaks for walkways or bike paths do not exceed 10 feet.

c. No buildings or structures, except for walls and fences, are allowed in the screening area.

d. No vehicle use areas are allowed in the screening area, including fire lanes.

e. To allow for access for maintenance, the required plantings must be located on the inside of the required wall or fence.

f. All walls and fences provided must meet the wall and fence design and installation standards, see *Sec. XX, Fences and Walls.*

g. All required trees and shrubs must meet *Sec. XX, Landscape Standards.*

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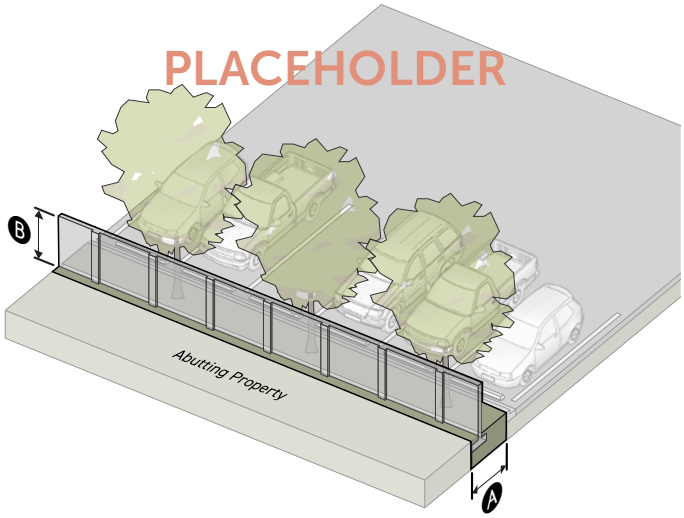
2. Transition Screen Type

a. Low Impact Transition Screens

TRANSITION SCREEN LOW-1

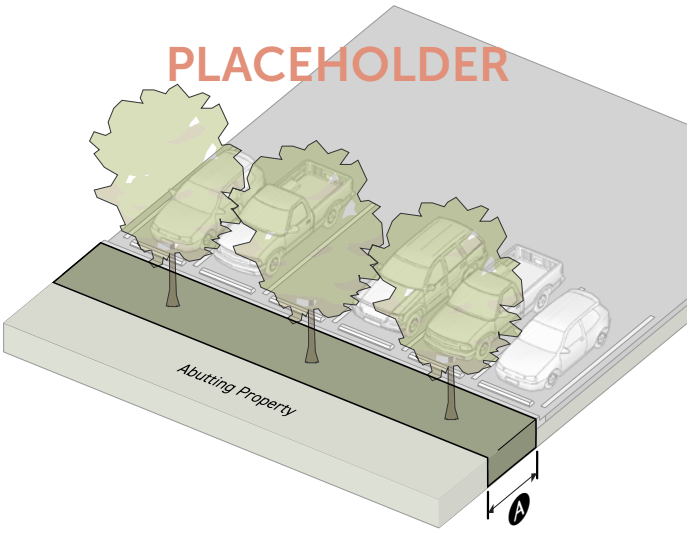
Narrow depth landscape screening with a wall or fence intended for screening low impact transitions and uses.



SCREENING AREA	
A Depth (min)	6’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	none
Evergreen trees (min per 50’)	none
Shrubs (min per 50’)	none
FENCES AND WALLS	
B Height (min)	6’
Opacity (min)	90%
Setback from property line (min)	0’

TRANSITION SCREEN LOW-2

Medium depth landscape buffer with no wall or fence intended for screening low impact transitions and uses.

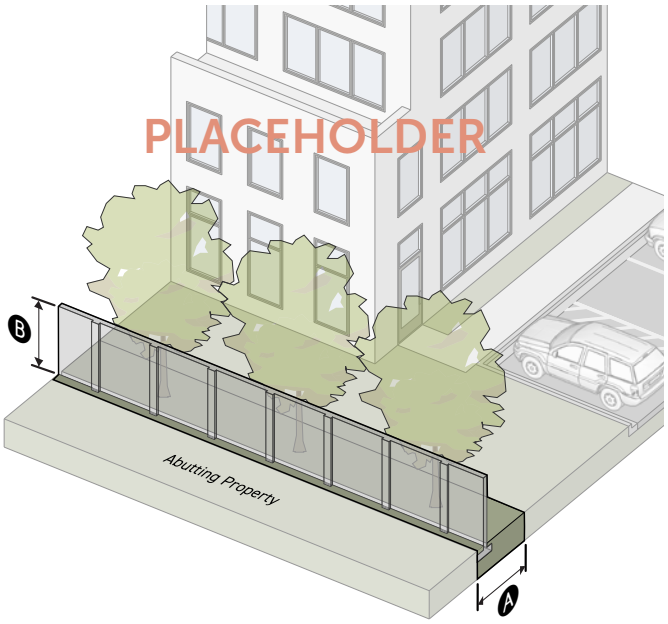


SCREENING AREA	
A Depth (min)	10’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	none
Evergreen trees (min per 50’)	1
Shrubs (min per 50’)	5
FENCES AND WALLS	
Not required	

b. Moderate Impact Transition Screens

TRANSITION SCREEN MODERATE-1

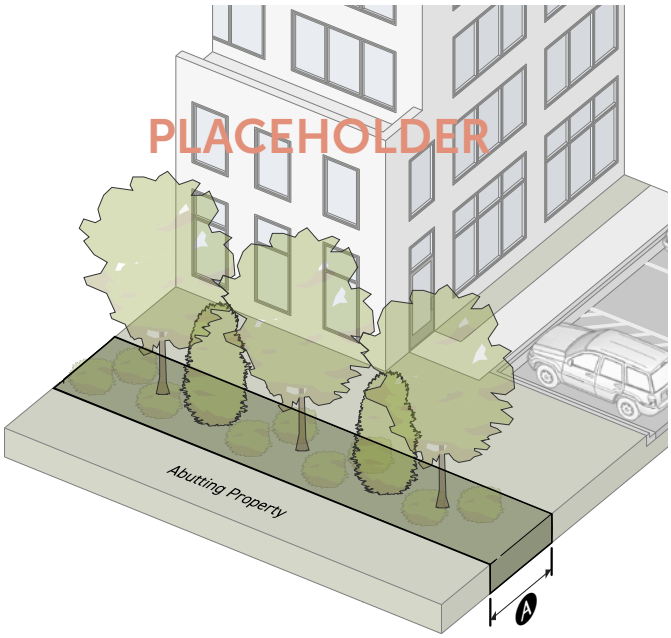
Narrow depth landscape screening with a wall or fence intended for screening moderate transitions and uses.



SCREENING AREA	
A Depth (min)	8’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	none
Evergreen trees (min per 50’)	none
Shrubs (min per 50’)	none
FENCES AND WALLS	
B Height (min)	8’
Opacity (min)	90%
Setback from property line (min)	0’

TRANSITION SCREEN MODERATE-2

Medium depth landscape screening with no wall or fence intended for screening moderate impact transitions and uses.



SCREENING AREA	
A Depth (min)	10’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	none
Evergreen trees (min per 50’)	2
Shrubs (min per 50’)	5
FENCES AND WALLS	
Not required	

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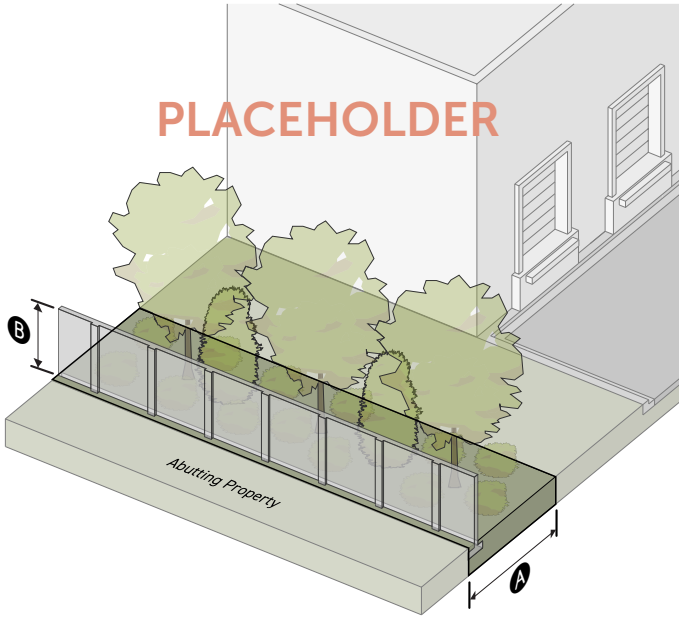
c. High Impact Transition Screens

TRANSITION SCREEN HIGH-1

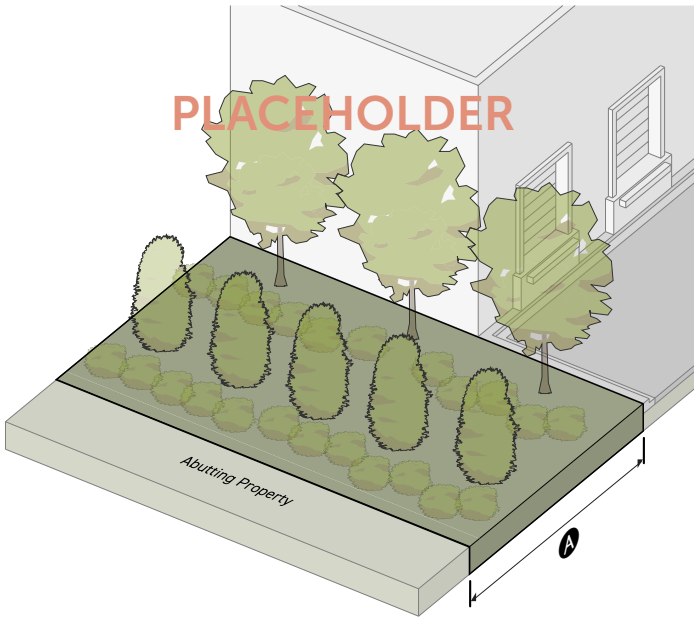
Medium depth landscape screening with a wall or fence intended for screening high impact transitions and uses.



SCREENING AREA	
A Depth (min)	10’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	1
Evergreen trees (min per 50’)	none
Shrubs (min per 50’)	none
FENCES AND WALLS	
B Height (min)	8’
Opacity (min)	90%
Setback from property line (min)	0’

TRANSITION SCREEN HIGH-2

Deep landscape screening with no wall or fence intended for screening high impact transitions and uses.



SCREENING AREA	
A Depth (min)	20’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	2
Evergreen trees (min per 50’)	2
Shrubs (min per 50’)	10
FENCES AND WALLS	
Not required	

D. Measurement

a. Screening Area Depth

Screening area depth is measured at the narrowest horizontal dimension from one side of screening area to the opposite side.

b. Planting Frequency

Trees, shrubs, or plants per 50 feet is measured as the total number of plants within any 50-foot segment of screen area.

c. Fence or Wall Height

For measurement of fence or wall height and opacity, see *Sec. XX, Fences and Walls*.

4.6.3. Frontage Screens

A. Intent

To screen the negative impacts of uses on the public realm, promoting visual interest and increasing comfort for uses of the adjacent streetscape.

B. Applicability

Frontage screening is required along street and alley lot lines adjacent to vehicle use, storage, and utility areas, as noted in the following table:

	Frontage Screen Type
Outdoor Storage Areas	
All outdoor storage areas	High
Vehicle Use Areas	
Loading / service areas	High
Drive-through areas	Low
Parking areas	Low
Vehicle sales areas	Low
Utility Areas	
Utility areas	Moderate

C. Standards

1. General

a. Required screens, including their sub-grade elements, such as footings or foundations, must be located entirely on-site.

b. Breaks for pedestrian, bicycle, and vehicular access are allowed, provided that breaks for walkways or bike paths do not exceed 10 feet.

c. No buildings or structures, except for walls and fences, are allowed in the screening area.

d. No vehicle use areas are allowed in the screening area, including fire lanes.

e. All walls and fences provided must meet the wall and fence design and installation standards, see *Sec. XX, Fences and Walls.*

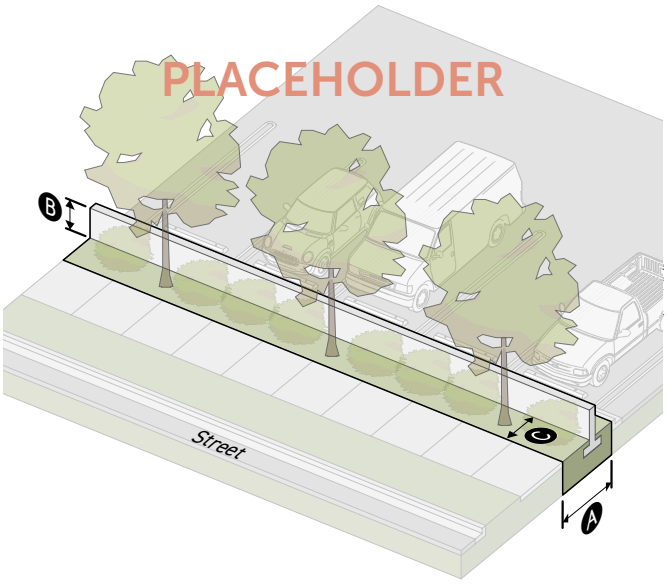
f. All required trees and shrubs must meet *Sec. XX, Landscape Standards.*

2. Frontage Screening Types

a. Low Impact Frontage Screens

FRONTAGE SCREEN LOW-1

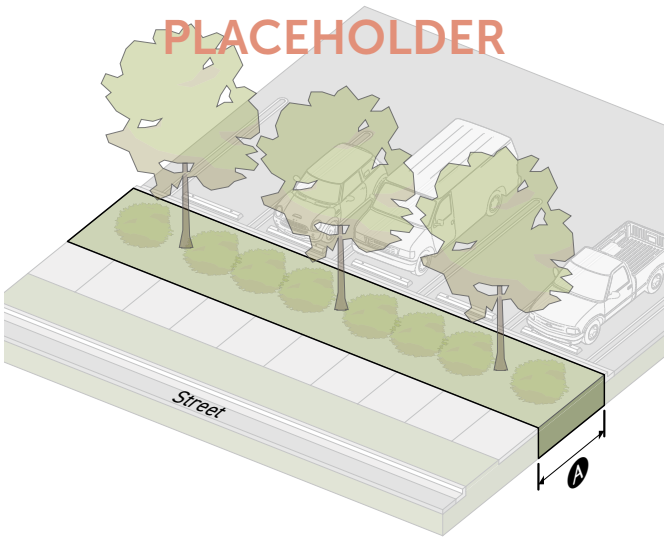
Narrow depth landscape screening with a low wall or fence intended for low impact outdoor activities including parking lot perimeters.



SCREENING AREA	
A Depth (min)	8’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	none
Evergreen trees (min per 50’)	none
Shrubs (min per 50’)	5
FENCES AND WALLS	
B Height (min)	4’
Opacity	
Below 4’ (min)	90%
Above 4’ (max)	50%
C Setback from property line (min)	4’

FRONTAGE SCREEN LOW-2

Medium depth landscape screening with no wall or fence intended for low impact outdoor activities including parking lot perimeters.

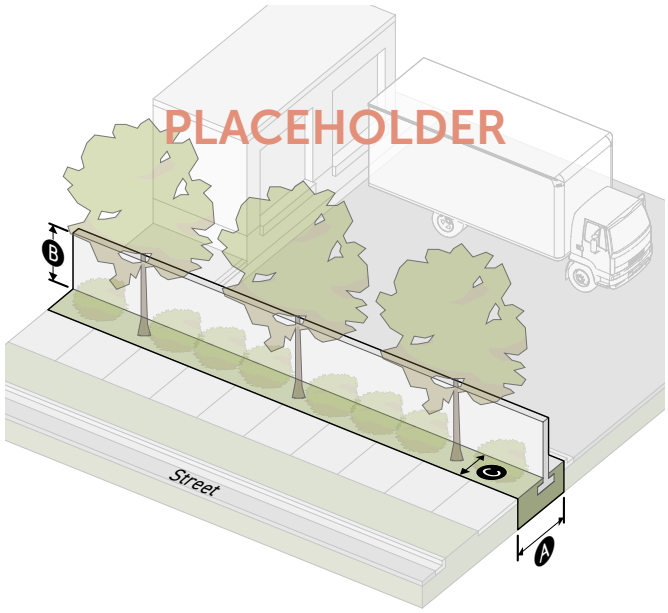


SCREENING AREA	
A Depth (min)	10’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	none
Evergreen trees (min per 50’)	1
Shrubs (min per 50’)	10
FENCES AND WALLS	
Not required	

b. Moderate Impact Frontage Screens

FRONTAGE SCREEN MODERATE-1

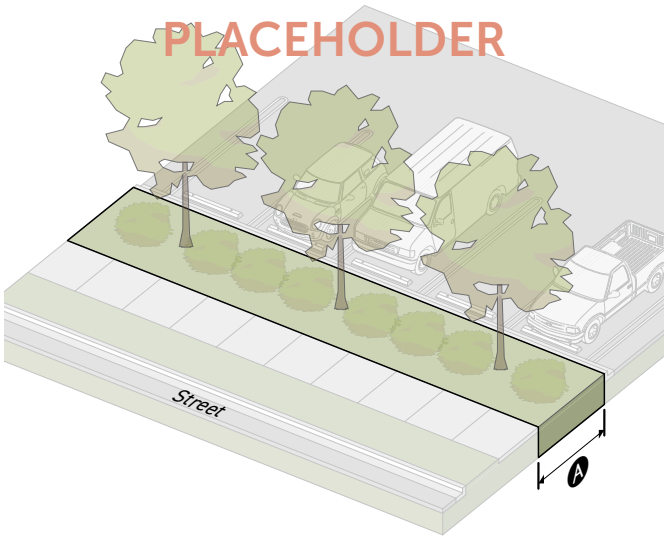
Narrow depth landscape screening with a wall or fence intended for moderate impact outdoor activity including utility areas.



SCREENING AREA	
A Depth (min)	8’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	none
Evergreen trees (min per 50’)	none
Shrubs (min per 50’)	10
FENCES AND WALLS	
B Height (min)	6’
Opacity (min)	90%
C Setback from property line (min)	4’

FRONTAGE SCREEN MODERATE-2

Medium depth landscape screening with no wall or fence intended for moderate impact outdoor activity including utility areas.

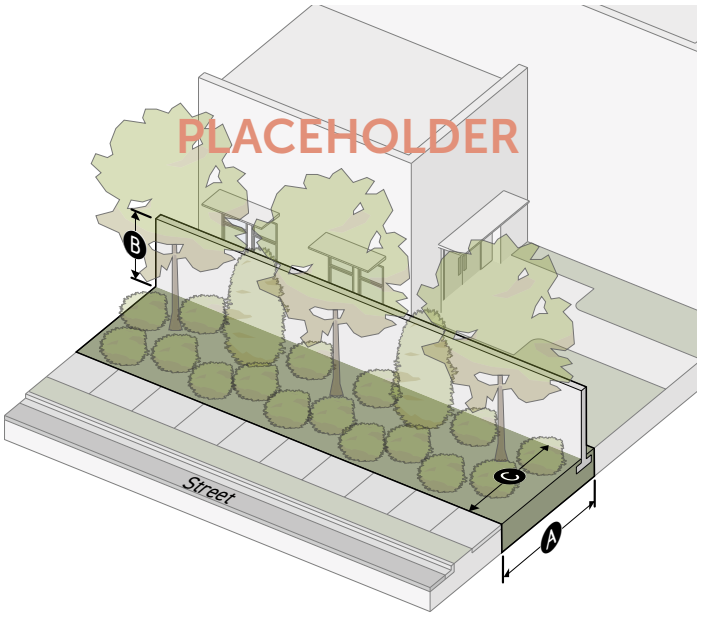


SCREENING AREA	
A Depth (min)	10’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	none
Evergreen trees (min per 50’)	2
Shrubs (min per 50’)	5
FENCES AND WALLS	
Not required	

c. High Impact Frontage Screens

FRONTAGE SCREEN HIGH-1

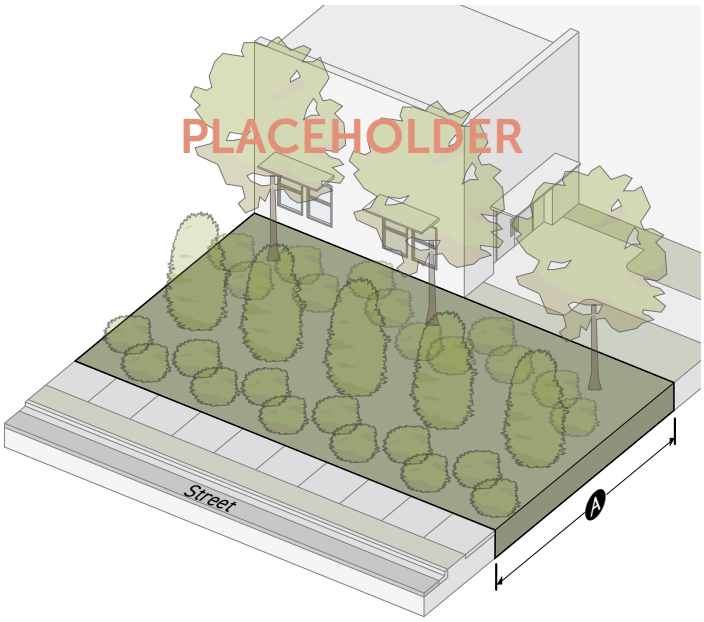
Medium depth landscape screening with a wall or fence intended for high impact uses.



SCREENING AREA	
A Depth (min)	10’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	1
Evergreen trees (min per 50’)	none
Shrubs (min per 50’)	10
FENCES AND WALLS	
B Height (min)	8’
Opacity (min)	90%
C Setback from property line (min)	4’

FRONTAGE SCREEN HIGH-2

Deep landscape screening with no wall or fence intended for high impact uses.



SCREENING AREA	
A Depth (min)	20’
Canopy trees (min per 50’)	2
Understory trees (min per 50’)	2
Evergreen trees (min per 50’)	2
Shrubs (min per 50’)	10
FENCES AND WALLS	
Not required	

D. Measurement

a. Screening Area Depth

Screening area depth is measured at the narrowest horizontal dimension from one side of the screening area to the opposite side.

b. Planting Frequency

Trees, shrubs, or plants per 50 feet is measured as the total number of plants within any 50-foot segment of screen area.

c. Fence or Wall Height

For measurement of fence or wall height and opacity, see *Sec. XX, Fences and Walls*.

4.6.4. Site Element Screens

A. Intent

To minimize effects on surrounding properties and visibility from the public realm of site elements including mechanical, electrical, or utility requirement and waste receptacles.

B. Applicability

All outdoor waste receptacle enclosures and all outdoor mechanical or electrical equipment located on the roof of a building, or attached to the wall of a building, or on the ground.

C. Standards

1. Waste Receptacle Screening

a. Waste receptacles, including in-ground waste receptacles, cannot be located in a front yard or side street yard. Waste receptacles must be located to the side or rear of buildings and must meet the encroachment requirements of *Sec. XX, Exceptions.*

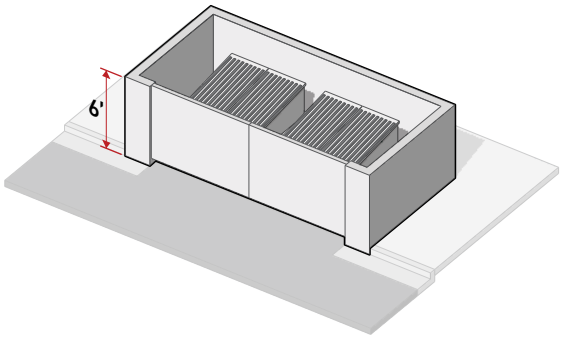
b. In-ground waste receptacles are not required to be screened if no portion of the waste storage container is visible above ground.

c. Outdoor waste receptacles with any above-ground element must be screened on three sides by a wall or fence with a minimum height of 6 feet.

d. Access gates must be provided on the fourth side and must also be a minimum height of 6 feet.

e. The wall or fence and gate access screening must be 90% opaque.

f. The screening enclosure must meet *Sec. XX, Design and Installation.*

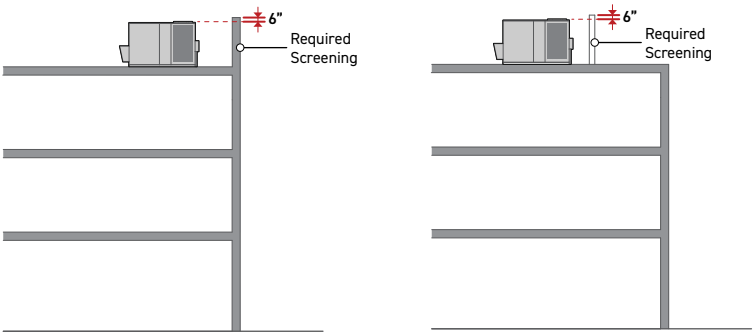


2. Roof-Mounted Equipment Screening

a. Equipment must be screened on the roof edge side by a parapet wall or other type of screen that is at least 6 inches higher than the topmost point of the equipment being screened.

b. The screening must be at least 75% opaque.

c. Screening must meet the standards of *Sec. XX, Design and Installation.*



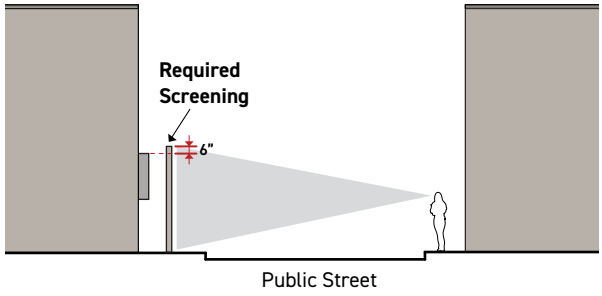
3. Wall-Mounted Equipment Screening

a. Equipment cannot be located in a front yard or side street yard. Equipment must be located in the side or rear yard and must meet the encroachment requirements of *Sec. XX, Encroachments.*

b. Equipment visible from a street (not including an alley) must be fully screened by an opaque wall or fence or other type of screen that is at least 6 inches higher than the topmost point of the equipment being screened.

c. The screening must be at least 75% opaque.

d. Screening must meet the standards of *Sec. XX, Design and Installation.*



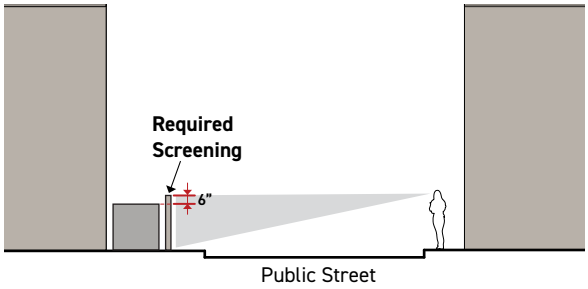
4. Ground Equipment Screening

a. Equipment cannot be located in a front yard or side street yard. Equipment must be located in the side or rear yard and must meet the encroachment requirements of *Sec. XX, Encroachments.*

b. Equipment visible from a street (not including an alley) must be fully screened by an opaque wall or fence or other type of screen that is at least 6 inches higher than the topmost point of the equipment being screened.

c. The screening must be at least 75% opaque.

d. Screening must meet the standards of *Sec. XX, Design and Installation.*



DIV. 4.7. FENCES AND WALLS

4.7.1. Fences

A. Intent

To balance the needs for natural surveillance and visual interest along the public realm against security and privacy for ground story uses in a manner appropriate to context.

B. Applicability

1. Fence and wall standards apply to all zoning lots.
2. Fence and wall standards are set in *Article XX, Zoning Districts*, *Sec. XX, Transition Screens* and *Sec. XX, Frontage Screens*.
3. Where a frontage screening requirement requires a taller wall or fence, the frontage screening requirement supersedes.

C. Design and Installation

1. Material

a. Walls, fences, and screens must be constructed of durable, low maintenance material that has a long life expectancy.

b. No wall, fence, or screen may be constructed of tires, junk, or other discarded materials.

c. Fences and walls constructed of materials with a finished side must face the finished side toward the adjacent property.

d. Chain-linked fences are not allowed except in the following districts: Industrial Flex (IX-), Campus (CM) and Civic (CV). When allowed, chain-linked fences must be vinyl-coated and are not allowed in a front yard or side street yard.

e. Barbed wire or concertina wire is not allowed.

2. Location

a. Walls, fences, and screens must be set back from the property line in accordance with *Sec. XX, Frontage Screens* and *Article XX, Zoning Districts*.

b. No wall or fence is allowed within any required drainage or utility easement.

c. All walls, fences, and screens including their sub-grade elements, such as footings or foundation, must be located on-site.

d. No wall or fence can interfere with visibility at intersections or driveways.

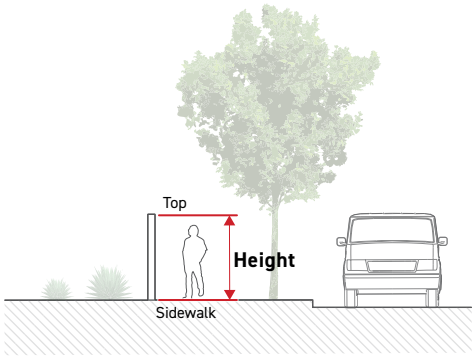
3. Maintenance

All walls and fences must be maintained in good repair and must be kept vertical, structurally sound, and protected from deterioration.

D. Measurement

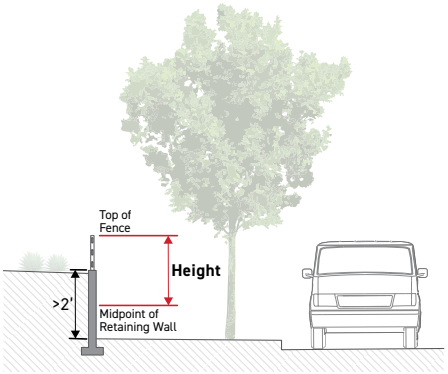
1. Front and Side Street Yards

a. Wall or fence height is measured from the adjacent sidewalk to the topmost point of the wall or fence.



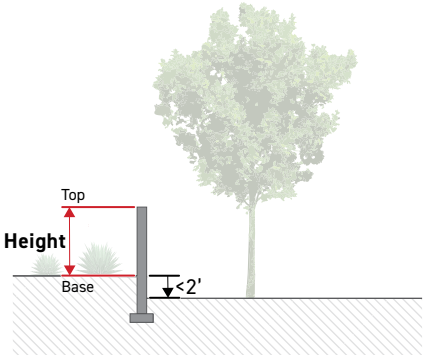
b. When no sidewalk exists within 20 feet of the wall or fence, height is measured from the base of the wall or fence to the topmost point of the wall or fence, on the exterior side of the wall or fence.

c. When a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, the height is measured from the top of the wall or fence to the midpoint of the retaining wall.

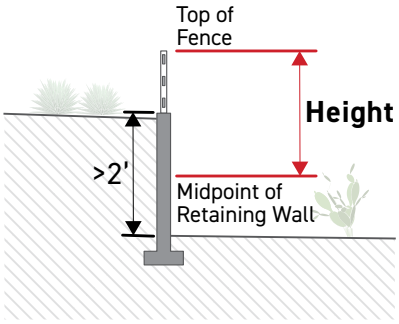


2. Side and Rear Yards

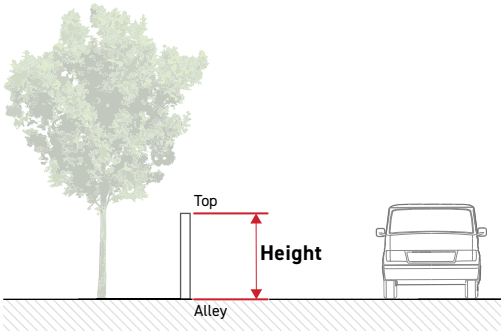
a. Where the difference in grade on either side of a wall or fence is less than 2 feet, height is measured from the base of the wall on the side with the highest grade.



b. When a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, the height is measured from the top of the wall or fence to the midpoint of the retaining wall.



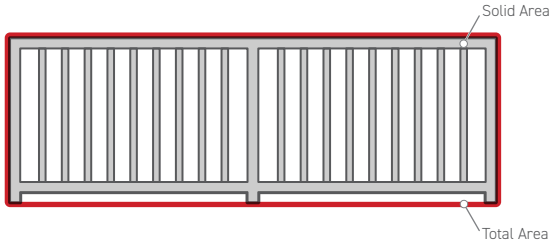
c. Fences and walls are located in the rear or side yard abutting an alley are measured from the surface of the adjacent alley, vertically to the topmost point of the wall or fence.



3. Opacity

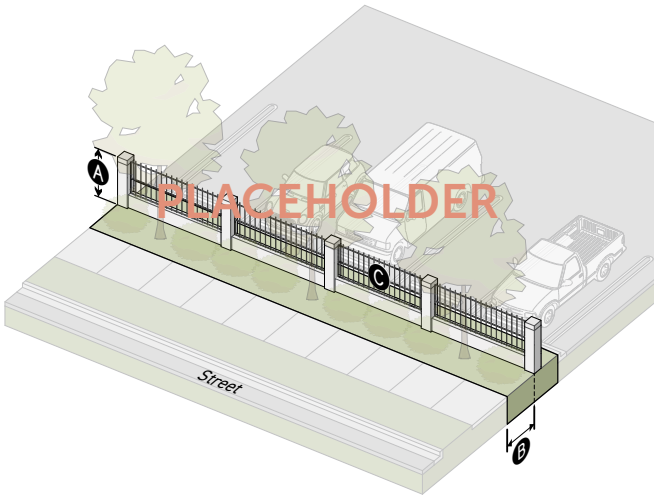
a. Opacity is measured as a percentage, calculated by dividing the solid portion of the fence or wall by the total area of the fence or wall.

b. The total area of the fence or wall is measured as the smallest regular shape containing all elements of the fence or wall.



$$\frac{\text{Solid Area}}{\text{Total Area}} = \textbf{Opacity (\%)}$$

c. When the opacity requirement applies to a portion of the fence or wall, total area is measured as only the portion specified by the requirement.



4.7.2. Retaining Walls

A. Intent

To prevent retaining walls from looming over neighboring properties and public rights-of-way and improve the aesthetic quality of large retaining walls.

B. Applicability

Retaining wall standards are applicable to all zoning lots.

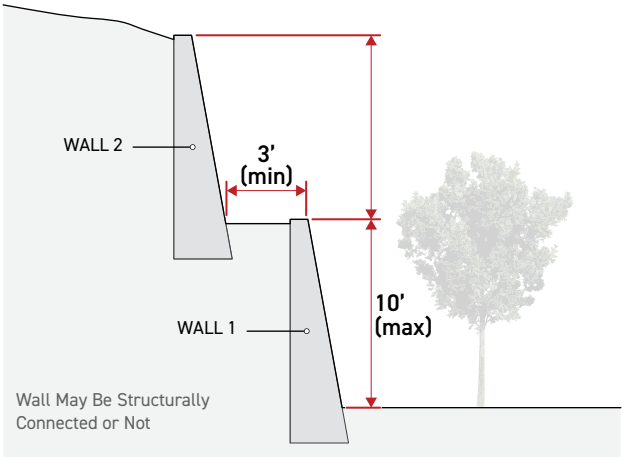
C. Standards

1. General

The maximum height of a retaining wall is 8 feet; however, two or more retaining walls are allowed when they comply with the following standards

a. The minimum horizontal distance between the walls is 3 feet.

b. None of the retaining walls exceeds 6 feet in height.



c. A retaining wall located in a yard must not exceed the maximum height of the fence and wall type specified for the zoning district.

2. Landscaping

All retaining walls of 6 feet or greater in height must be landscaped to be completely screened from view, and must be planted in accordance with *Sec. XX, Landscaping.*

D. Measurement

The height of a retaining wall is measured from the top of the wall to the adjacent lowest ground elevation on the outside of the wall.

DIV. 4.8. LANDSCAPING

4.8.1. Tree Preservation and Replacement

A. Intent

To provide standards for the preservation of trees as a part of the land development process, including the protection of specimen trees while providing for reasonable use of land, in support of a healthy urban ecological system.

B. Applicability

Tree preservation requirements apply to all zoning lots.

C. Permit Required

A Tree Removal Permit is required prior to the removal of any tree 15 inches in caliper or more.

D. Standards

1. General

For existing trees to count toward preservation requirements, tree protection details from Charlottesville Best Management Practices for Tree Preservation, Transplanting, Removal, and Replacement must be followed.

2. Tree Cover Requirements

a. All projects must include provisions for the preservation and planting of trees on the site to the extent that, at 10 years from planting, minimum tree canopy cover will be provided as follows:

Zoning Districts	Percentage of Canopy Cover (min)
Residential	
All R- districts	20%
Residential Mixed Use	
All RX- districts	10%
Corridor Mixed Use	
All CX- districts	10%
Node Mixed Use	
All NX- districts	10%
DX	10%
Industrial	
All IX- districts	10%
Special	
All special districts	15%

i. Existing trees infested with disease or insects or structurally damaged to the extent that they pose a hazard to persons or property, or to the health of other trees on site, cannot be included to meet the tree cover requirements.

ii. The requirements of this section may be waived, in whole or in part, by the Zoning Administrator in the following circumstances:

1) To allow for the reasonable development of areas devoid of woody materials;

2) Dedicated school sites, playing fields and other non-wooded recreation areas, and other facilities and uses of a similar nature;

3) To allow for the preservation of wetlands; or

4) When strict application of the requirements would result in unnecessary or unreasonable hardship to the developer.

b. Where existing trees are preserved on the project site, a tree canopy bonus will be granted as follows:

i. In calculating the coverage provided by trees shown on the approved landscape plan, an existing tree included on the conservation checklist will be deemed to cover an area equal to 1.5 times the diameter of the tree's existing dripline. In order to qualify for this bonus, an existing tree must have a caliper of at least 8 inches.

ii. Trees of exceptional size, canopy, specimen type, age or historical value may be credited as up to 4 trees of the same function group, for purposes of satisfying landscaping and screening requirements.

c. Greenscape trees required by *Div. XX, Streetscape* may be counted toward tree cover requirements.

d. Within the City's Master Tree List, the Zoning Administrator can designate any tree species that cannot be planted to meet minimum tree canopy requirements due to any the following:

i. Tendency to negatively impact native plant communities;

ii. Tendency to cause damage to nearby structures and infrastructure; or

iii. Possess inherent physiological traits that cause such trees to structurally fail.

3. Preservation of Existing Landscape Features

a. A project must demonstrate reasonable efforts, in light of the proposed development and topography of a particular site, to preserve, replenish, protect and utilize the following types of landscape features:

i. Trees of eight-inch caliper or larger;

ii. Ornamental trees of any size;

iii. Trees within required setbacks or along boundaries, unless necessary to remove for access, grading, tree health, circulation, utilities or drainage;

iv. Streams in their natural condition; and

v. Natural features of the site which promote energy conservation.

b. The Zoning Administrator may require a project to preserve existing landscape features, upon a determination (following a site inspection) that the features contribute significantly to the character of the neighborhood or are unique in character, and that the preservation of such features is necessary to satisfy the intent of this Section.

c. For existing landscaping to count toward the requirements of this Section, a project must include a tree protection plan with measures to protect existing trees during construction.

d. The Zoning Administrator can refuse to approve any site plan that proposes unnecessary destruction of trees or other natural features.

E. Measurement

1. Percentage of canopy cover is calculated by multiplying the required percentage by the gross site area of the zoning lot.

4.8.2. Planting Requirements

A. Intent

To provide the necessary supplemental information for all applicable planting and landscaping requirements of this Code, in support of a healthy urban ecological system.

B. Applicability

The planting requirements apply to any plant material used to meet a requirement of this Code.

C. Standards

1. General

a. Plant materials must be selected from the Master Tree List or Master Shrub List of approved plantings, Alternative plant materials not listed on the Master Tree List or Master Shrub List may be approved by the Zoning Administrator.

b. Plant materials must be locally hardy to their specific planting location.

c. Plant materials must be able to survive on natural rainfall once established with no loss of health, or an irrigation system must be provided.

d. A natural-appearing dispersion and spacing of trees and shrubs throughout the site is encouraged.

2. Planting Size

All plant material must conform to the minimum size or height standards in the *Master Tree List* or *Master Shrub List*.

3. Trees

a. All planting areas must provided the minimum soil volume required by tree size according to the specifications of the Standards and Design manual.

b. Only trees having a mature height of less than 20 feet may be installed under overhead utility lines.

4. Shrubs

A mix of evergreen and deciduous shrubs is recommended.

5. Installation

a. Plant material must be installed according to the specifications of the Standards and Design Manual, Virginia Nurseryman's Association, the Virginia Society of Landscape Designers, and the Virginia Chapter of the American Society of Landscape Architects. This includes removal of straps, burlap wraps, cutting of wire baskets, and proper mulch techniques.

b. All planting areas must be protected from vehicle damage by the installation of curbing or other methods approved by the Zoning Administrator. Alternative barrier designs which provide improved infiltration or storage of stormwater are strongly encouraged.

c. The plant materials used in and around parking lots and adjacent to streets and pedestrian accessways must have a height at maturity designed to ensure visibility at intersections and safety of pedestrians.

d. All planting areas must be stabilized with ground covers, mulches, or other materials approved by the Zoning Administrator to prevent soil erosion and to allow rainwater infiltration. Rubber mulch is not acceptable.

6. Maintenance

a. Plant materials must be maintained in good and healthy condition.

b. Planting areas must be kept free of weeds and trash.

c. All plant and other materials used to comply with this Section must be placed in such a manner as to ensure maintenance access, to maintain unobstructed sight distances, to avoid encroachment on neighboring property, and must be a species suitable for proposed location, including conflicts with all utility easements and rights-of-way.

D. Measurement

For the measurement of caliper, height, and canopy spread, see the "Methods of Measurement" Section of the latest version of the American Standard for Nursery Stock (ANSI Z-60.1).

DIV. 4.9. ENVIRONMENTAL SUSTAINABILITY

4.9.1. Critical Slopes

A. Intent

To limit development and disturbance of steeply sloped areas near waterways to protect those steeply sloped areas and waterways from the negative impacts of erosion as well as preserve their habitat value.

B. Applicability

1. Critical slope requirements apply to project sites that include any portion of sloped area that has all of the following criteria:
    a. A grade of 25% or greater;
    b. A portion of the slope has a horizontal run of greater than 20 feet;
    c. An area of 6,000 square feet or greater; and
    d. A portion of the slope is within 200 feet of any waterway protected by the Standard and Design Manual or Chapter 10 of the Charlottesville Code of Ordinances.
2. The following are exempt from the requirements of this section where the Zoning Administrator determines there is no reasonable alternative location or alignment and the applicant has identified protective and restorative measures consistent with the intent of this section:
    a. Driveways;
    b. Public utility lines and appurtenances;
    c. Stormwater management facilities;
    d. Other public facilities necessary to allow the use of the parcel; and
    e. Environmental restoration projects.

C. Standards

1. No buildings, structures, or other improvements are permitted in the part of a project site with a grade of 25% or greater.
2. No land disturbance is permitted in the part of a project site with a grade of 25% or greater.
3. No lot can be created without an adequate buildable area that does not violate the requirements above as determined by the Zoning Administrator.

D. Relief

An applicant may seek a Special Exception (*Sec. XX, Special Exception*) to allow encroachment into any area of a project site that meets the Applicability requirements of this Section.

DIV. 4.10. SIGNS

4.10.1. Intent

To promote public safety and welfare by regulating signs in a manner that provides reasonable protection to the visual environment.

4.10.2. Applicability

All signs erected, installed, structurally altered, or otherwise modified after the effective date of *this code*. Nonconforming signs are subject to the provisions of *Sec. XX, Nonconforming Signs*.

4.10.3. Permit Required

A. Unless specifically exempted in *Sec. XX, Signs Not Requiring a Permit,* a sign permit must be obtained prior to erection, installation, display, structural alteration, or change of any sign.

B. For signs within any of the City's Architectural Design Control Districts, the following is required in lieu of a sign permit:

1. A Certificate of Appropriateness issued by the Board of Architectural Review is required for new construction.

2. A Certificate of Appropriateness issued administratively by the Zoning Administrator for all other signs.

4.10.4. General Requirements

A. Interpretation— Conflicting Laws or Regulation

Where this Section differs in any manner from the provisions of the current Virginia Uniform Statewide Building Code, other provisions of this Code or any other ordinance or regulation of the City, the ordinance, code or regulation imposing the greatest restriction upon the use of any sign as to time, place and manner control.

B. Building Code Compliance

The structural components of a sign (including, without limitation, lighting fixtures) must be constructed, installed and maintained in accordance with the requirements of the current Virginia Uniform Statewide Building Code.

C. Public Liability Insurance

1. A person must not erect, install, structurally alter, or otherwise modify any sign over public property for which a permit is required under the provisions of this Section until the sign owner presents satisfactory evidence that a public liability insurance policy with a minimum of $300,000.00 single limit coverage is in force during the term of this permit.

2. Such insurance policy must protect and save the jurisdiction members from any and all claims or demands for damages by reason of any negligence of the sign hanger, contractor or agents, or by any

reason of defects in the construction or damages resulting from the collapse, failure or combustion of the parts thereof.

3. The obligation herein specified must remain in force and effect during the life of every sign and must not be canceled by the principal or surety until after a thirty-day notice to the Zoning Administrator, after which time the sign must be immediately removed.

D. Signs Placed by Public Authority

1. The City Manager or their designee may place or cause to be placed signs in the public right-of-way and in or upon any public property.

2. The City Manager or their designee may authorize the temporary placement of a banner over or within a public right-of-way, pursuant to the regulations duly enacted by the City Manager.

E. Display of Noncommercial Message

Any sign authorized in this Section may display a noncommercial message in lieu of other copy.

4.10.5. Prohibited Signs

The following signs and sign characteristics are prohibited in all zoning districts, unless otherwise provided within this Section:

A. Signs that violate state or federal law are prohibited, including, but not limited to:

1. Signs that violate any law of the Commonwealth of Virginia related to outdoor advertising, including, but not limited to Virginia Code § 33.1-351 to 33.1-381, inclusive, and § 46.2-831, related to Virginia byways or scenic highways; or related to the state building or fire codes.

2. Signs that violate any law of the United States related to the control of outdoor advertising, including, but not limited to 23 U.S.C. § 131.

B. Signs that create safety hazards or are contrary to the general welfare are prohibited, as follows:

1. Any sign that is nailed, tacked, painted or in any other manner attached to any tree, cliff, fence, utility pole or support, utility tower, telecommunications or radio tower, curbstone, sidewalk, lamp post, hydrant, bridge, or any kind of public property; provided that this provision will not affect traffic, parking or informational signs placed by a public authority.

2. Any sign on public land or right-of-way, other than those erected at the direction of a public authority, or by an official of the state or county pursuant to statute or ordinance, and those otherwise authorized by this Section.

3. Any sign that moves or contains or consists of a searchlight, beacon, strobe light, flashing lights or similar form(s) of illumination; provided that this provision will not affect traffic, parking or informational signs placed by a public authority.

4. Any sign that includes scrolling messages or video.

5. Any off-premises sign, whether commercial or non-commercial. Where the owner or lessor of the premises is seeking a new tenant, signs relating to the activities of the previous tenant may remain in place for not more than 30 days from the date of vacancy.
6. Any sign that creates a public safety hazard, as determined by the fire code official, the building code official, a law enforcement officer, the city engineer, the Zoning Administrator, or the city's traffic engineer including, without limitation: signs erected in a location so as to be unsafe or an obstruction to vehicular, bicycle or pedestrian traffic; a sign that prevents egress or ingress from a required door, window or fire escape; a sign that obstructs ventilation; or a sign that imitates an official traffic sign, signal or road name sign.
7. Any sign that obscures a sign displayed by a public authority.
8. Any sign that produces sound, odor, liquid or visible matter such as smoke or vapor.
9. Roof signs.
10. Any portable sign except sidewalk signs that meet the requirements of *Sec. 4.9.6(E)*.
11. Any sign consisting of a moored balloon, or other type of tethered floating sign or inflatable sign.

C. Neon signs.

D. Signs on or within a vendor stand greater than 2 square feet in area.

E. Any sign erected, posted or maintained in violation of *subsection (2)(b)* above is hereby declared and deemed to be a public nuisance, subject to immediate removal by City employees authorized by the Director of Neighborhood Development Services.

4.10.6. Signs Not Requiring a Permit

A. General

1. A permit is not required for the following types of signs, provided all applicable provisions of this Section are met.
2. Such signs are not considered in determining the allowable number or size of signs on a lot.

B. Public Interest Signs

Signs of public interest, erected by or on the order of a public officer in the performance of their duty, such as public notices, safety sign, danger signs, trespassing signs, traffic and street signs, wayfinding signs, memorial plaques and signs of historical interest.

C. Signs Not Visible

Any sign internal to a development not visible from the right-of-way or neighboring property.

D. Flags

Flags flying from a flagpole, where no more than 3 flags are displayed at any 1 time, no individual flag exceeding 50 square feet in area.

E. Sidewalk Signs

1. A sidewalk sign is a movable sign wholly independent of a building for support but not permanently secured or attached to the ground.
2. One sidewalk sign that meets the following standards is allowed per business:
    a. The sign must be a sandwich board sign or located within an outdoor dining area, and must meet the following size requirements:
        i. Sandwich board signs cannot exceed a height of 4 feet, or an area of 8 square feet per sign face.
        ii. Signs located within an outdoor dining area cannot exceed a height of 5 feet, or an area of 3 square feet per sign face.
    b. The sign must allow for at least a 3 foot wide clearance if placed within any public pedestrian Right-of-way.
    c. The sign cannot be illuminated.
    d. The sign cannot be located in any required off-street parking space, driveway, alley or fire lane.
    e. A sidewalk sign in an architectural design control district must be approved by the board of architectural review in the case of new construction, or by the director, in all other cases.
    f. Businesses fronting on the downtown pedestrian mall may place a sidewalk sign on the mall immediately in front of their place of business, and on top of the drain channel that runs parallel to the building facades.
    g. Businesses fronting on each side street leading from the Downtown Mall to either Water Street or Market Street, fronting on West Main Street from Ridge-McIntire to 13th Street, NW, and fronting on the "Corner" district along University Avenue from 13th Street, NW to Chancellor Street and along Elliewood Avenue and 14th Street, NW from University Avenue to Wertland Street may place a sandwich board sign immediately adjacent to their property, provided that:
        i. The sign is removed during non-business hours;
        ii. The sign is no wider than 24 inches and allows for a minimum of 36 contiguous inches of open sidewalk space;
        iii. The person placing the sign first agrees to indemnify the city against any liability arising from the placement of such a sign; and
        iv. One sign is allowed per zoning lot at any time.

F. Home Occupation Signs

1. Each residential unit is permitted a 1 square foot permanent wall sign to be attached to their primary structure, to be placed within 4 feet of an entryway.
2. No internal or external illumination of a home occupation sign is permitted.

G. Small Temporary Signs

A small temporary sign is any sign with a sign area of 10 square feet or less, which is placed to advertise, announce, or pertains to a specific event or occurrence, which is not designed or intended to be placed permanently. Any temporary sign with a sign area larger than 10 square feet is considered a large temporary sign and must meet the standards of *Sec. XX, Large Temporary Signs*.

1. Small temporary signs must be rectangular in shape.

2. Residential Districts

In a R- District, small temporary signs must meet the following standards:

a. The maximum total sign area is 10 square feet per zoning lot.

b. The maximum area of an individual sign is 6 feet.

c. A maximum of 2 small temporary signs are allowed per zoning lot.

d. Small temporary signs may be installed for a period not exceeding 60 consecutive calendar days, up to 2 times per 12 month period.

e. No internal or external illumination of small temporary signs is permitted.

3. All Other Districts

In a RX-, CX-, NX-, IX-, or Special District, small temporary signs must meet the following standards:

a. Zoning lots are granted up to 10 square feet of small temporary sign area without a permit.

b. Small temporary signs may be used for a period not exceeding 60 consecutive calendar days, up to 2 times per any 12 month period. Additional posting time may be allowed by the Zoning Administrator, provided a temporary activity on the site is continuing or an emergency circumstance warrants the additional sign duration for a public purpose.

H. Other Signs

1. Window signs not exceeding 2 square feet.
2. Wall signs not exceeding 2 square foot in area.
3. A freestanding sign that is placed near a driveway or pedestrian accessway into a subdivision or housing development from a public right-of-way provided that such sign does not exceed 6 feet in height and is less than 25 square feet in area.

4.10.7. Large Temporary Signs

A large temporary sign is any sign with an area of greater than 10 square feet which is placed to advertise, announce, or pertains to a specific event or occurrence, which is not designed or intended to be placed permanently. Large temporary signs must meet the following standards:

A. Large temporary signs must be rectangular in shape.

B. Large temporary signs are not permitted in R- or ADC Districts.

C. Large temporary signs must not exceed 32 square feet.

D. One large temporary sign is permitted per zoning lot at any time.

E. Large temporary signs may be used for a period not exceeding 60 consecutive calendar days, up to 2 times per any 12 month period. Additional posting time may be allowed by the Zoning Administrator, provided a temporary activity on the site is continuing or an emergency circumstance warrants the additional sign duration for a public purpose.

4.10.8. Permanent Signs

A. District Permissions

1. The following sign types are allowed by zoning district category and Architectural Design Control District. Specific requirements for each sign type are listed on the following pages.

Sign Type	Residential	Residential Mixed Use	Corridor Mixed Use	Node Mixed Use	Industrial Flex	Special	West Main Street ADC	All Other ADCs	Description and Standards
Awning	◘	■	■	■	■	■	■	■	*Sec XX.XX*
Canopy	◘	■	■	■	■	■	■	■	*Sec XX.XX*
Marquee	--	--	■	■	■	■	■	■	*Sec XX.XX*
Monument	--	■	■	■	■	■	■	--	*Sec XX.XX*
Pole	--	--	■	■	■	■	■	--	*Sec XX.XX*
Suspended Pole	◘	■	■	■	■	■	■	■	*Sec XX.XX*
Wall	◘	■	■	■	■	■	■	■	*Sec XX.XX*
Window	◘	■	■	■	■	■	■	■	*Sec XX.XX*

■ = Sign type allowed ◘ = Sign type allowed for nonresidential uses only -- = Sign type not allowed

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B. Maximum Sign Area

The total area of all signs on a zoning lot cannot exceed the following:

Zoning Districts	Total Sign Area (max)
Residential	
All R- districts	12 SF
Residential Mixed Use	
All RX- districts	75 SF
Overlay Districts	
ADC Districts: N. Downtown; Wertland St; Ridge St; Oakhurst Circle; Rugby Road	12 SF
ADC Districts: Downtown; University Corner	50 SF
ADC Districts: West Main Street	75 SF
Entrance Corridors	75 SF
All Other Districts	
CX-, NX-, DX, IX, and Special	See standards for each sign type

C. AWNING SIGN

1. DESCRIPTION

A building sign where graphics or symbols are painted, printed, sewn, or otherwise adhered to the material of an awning as an integrated part of the awning itself.

2. GENERAL STANDARDS

a. An awning sign must be placed on the face or the valance of the awning that are parallel to the building face.

b. Only awnings over ground-story doors or windows may contain signs. An awning containing a sign cannot extend above the height of the bottom sill of any second story window of the building facade to which it is attached.

c. An awning sign cannot project over any public right-of-way (including, without limitation, any public sidewalk), except as may be allowed pursuant to *Sec XX, Public Liability Insurance.*

3. NUMBER OF SIGNS

Maximum of 1 per awning.

4. TOTAL SIGN AREA

Combined area of all building signs (max)	1 SF per linear foot of building frontage or 30 SF, whichever is greater.

5. INDIVIDUAL SIGN DIMENSIONS

(A) Area (max)	1 SF per linear foot of awning or 20 SF, whichever is lesser.

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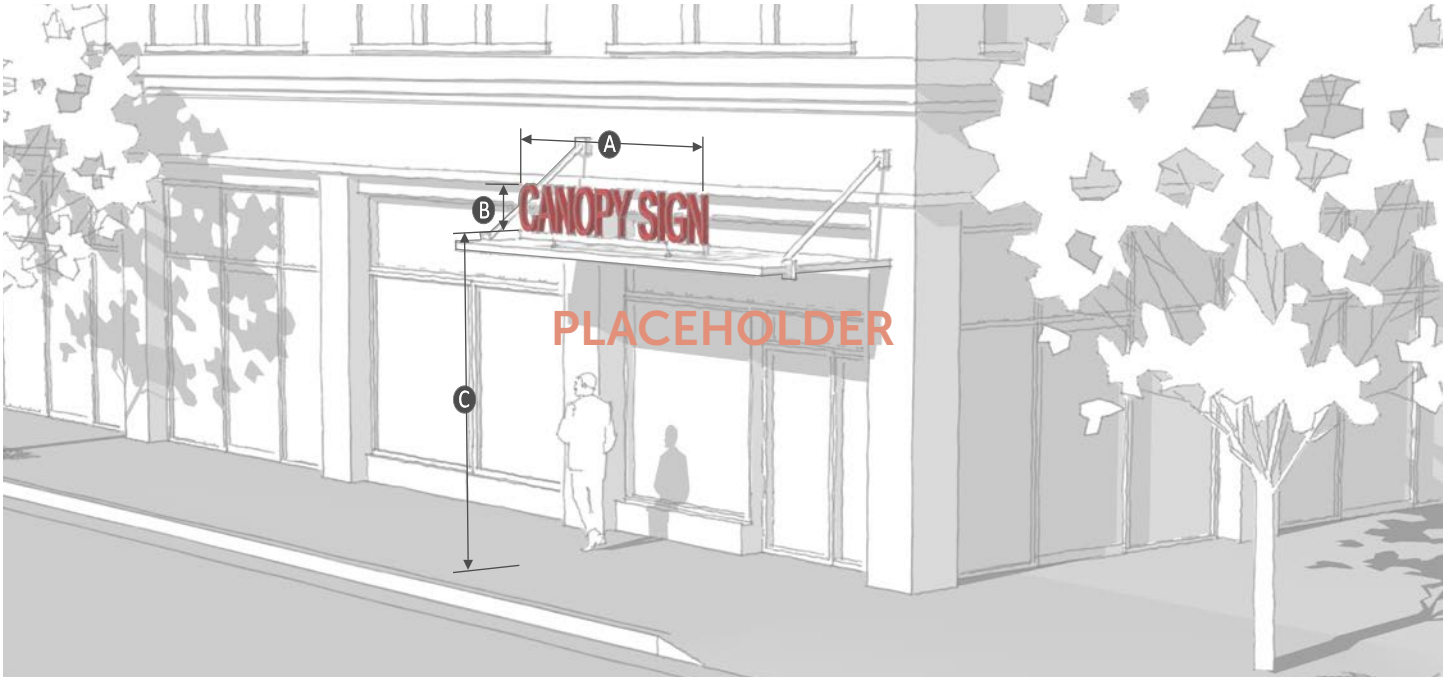
D. CANOPY SIGN



1. DESCRIPTION

A building sign attached to a canopy with a display surface parallel to the plane of the building facade.

2. GENERAL STANDARDS

a. Only canopies over ground-story doors or windows may contain a sign. A canopy containing a sign cannot extend above the height of the bottom sill of any second story window of the building facade to which it is attached.

b. A canopy sign may be externally and internally illuminated in accordance with *Sec. XX, Lighting.*

c. A canopy sign cannot project over any public right-of-way (including, without limitation, any public sidewalk), except as may be allowed pursuant to *Sec XX, Public Liability Insurance.*

3. NUMBER OF SIGNS

Maximum of 1 per canopy.

4. TOTAL SIGN AREA

Combined area of all building signs (max)	1 SF per linear foot of building frontage or 30 SF, whichever is greater.

5. INDIVIDUAL SIGN DIMENSIONS

A	Area(max)	1 SF per linear foot of awning or 20 SF, whichever is lesser.
B	Height (max)	3 feet
C	Clear height above sidewalk (min)	8 feet
	Clear height above parking area or driveway (min)	14 feet

E. MARQUEE SIGN

1. DESCRIPTION

A building sign attached to a marquee, including a reader-board.

2. GENERAL STANDARDS

a. A marquee sign may be internally illuminated in accordance with *Sec. XX, Lighting.*

b. A marquee sign cannot project over any public right-of-way (including, without limitation, any public sidewalk), except as may be allowed pursuant to *Sec XX, Public Liability Insurance.*

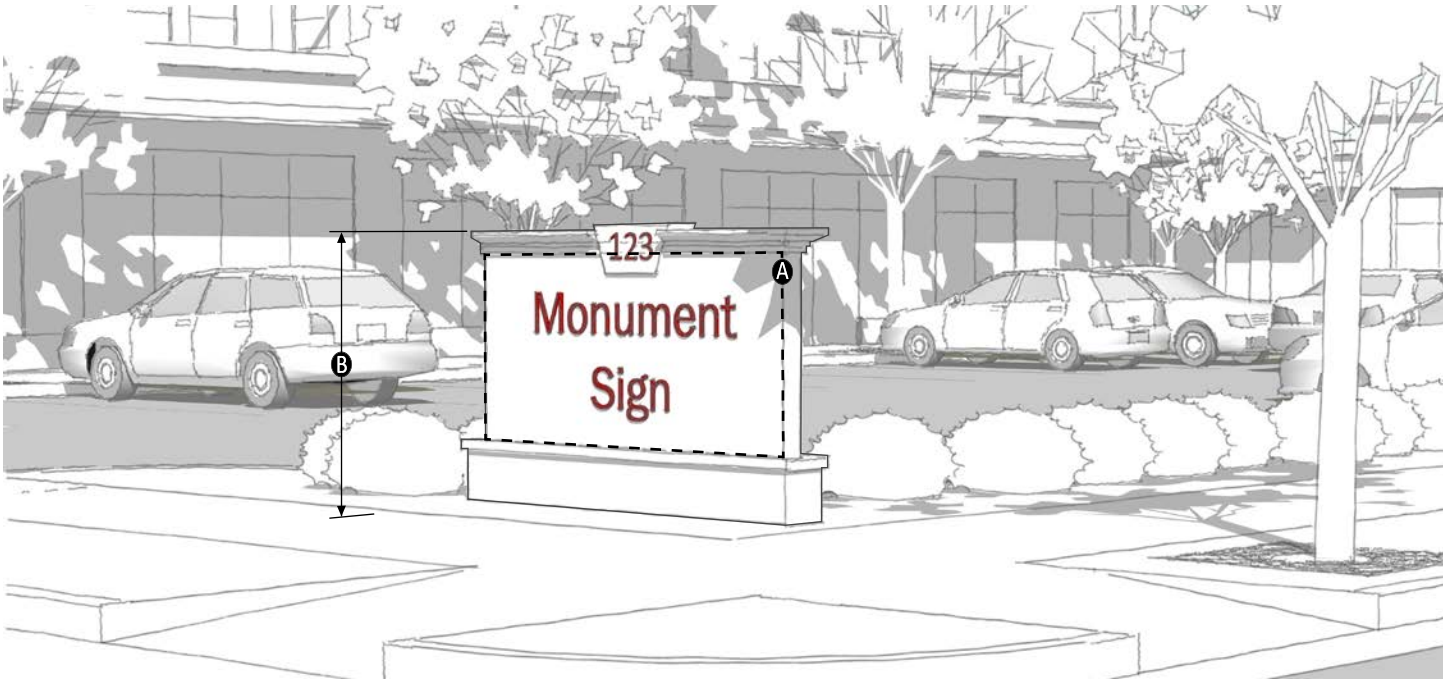
3. TOTAL SIGN AREA

Combined area of all building signs (max)	1 SF per linear foot of building frontage or 30 SF, whichever is greater.

4. INDIVIDUAL SIGN DIMENSIONS

A	Area, all faces (max)	60 SF
B	Height above bottom of marquee (max)	5 feet
C	Clear height above sidewalk (min)	10 feet

F. MONUMENT SIGN



1. DESCRIPTION

A freestanding sign which has a solid base and is attached to the ground along its entire length.

2. GENERAL STANDARDS

a. The size of the structure must be incidental to the size of the monument sign itself.

b. A monument sign cannot encroach upon any public right-of-way or sidewalk.

c. All letters included in the sign must have a minimum height of 9 inches.

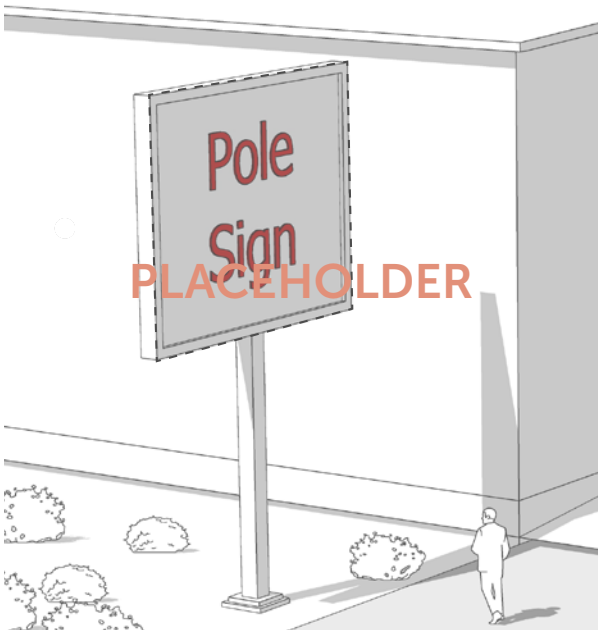
3. NUMBER OF SIGNS

Number of monument signs (max)	1 per zoning lot
Combined number of freestanding signs (max)	1 per street frontage

4. INDIVIDUAL SIGN DIMENSIONS

A	Area (max)	24 SF
B	Height (max)	6 feet

G. POLE SIGN



1. DESCRIPTION

A freestanding sign supported by one or more vertical structures anchored in the ground with space between the bottom of the sign face and the ground below.

2. GENERAL STANDARDS

a. A pole sign must be located in a landscaped base.

b. A pole sign cannot encroach upon any public right-of-way or sidewalk.

c. All letters included in the sign must have a minimum height of 9 inches.

3. NUMBER OF SIGNS

Number of pole signs (max)	1 per zoning lot
Combined number of freestanding signs (max)	1 per street frontage

4. INDIVIDUAL SIGN DIMENSIONS

A	Area (max)	30 SF
B	Height (max)	10 feet

H. PROJECTING SIGN

1. DESCRIPTION

A building sign that is attached approximately perpendicular to the exterior wall of a building or structure, typically extending 12 inches or more from the wall.

2. GENERAL STANDARDS

a. A projecting sign must be located below the window sills of the 2nd story on a multi-story building or below the roof line on a single story building.

b. A projecting sign must be at least 15 feet from any other projecting sign.

c. A projecting sign that meets the following standards does not count toward the total sign area:

i. Sign area does not to exceed 6 square feet.

ii. Sign height does not exceed 15 feet measured from grade to the top of the sign.

iii. Must be located at within 5 feet of a ground story tenant entrance.

d. A projection sign cannot project over any public right-of-way (including, without limitation, any public sidewalk), except as may be allowed pursuant to *Sec XX, Public Liability Insurance.*

3. NUMBER OF SIGNS

Maximum of 1 per building entrance

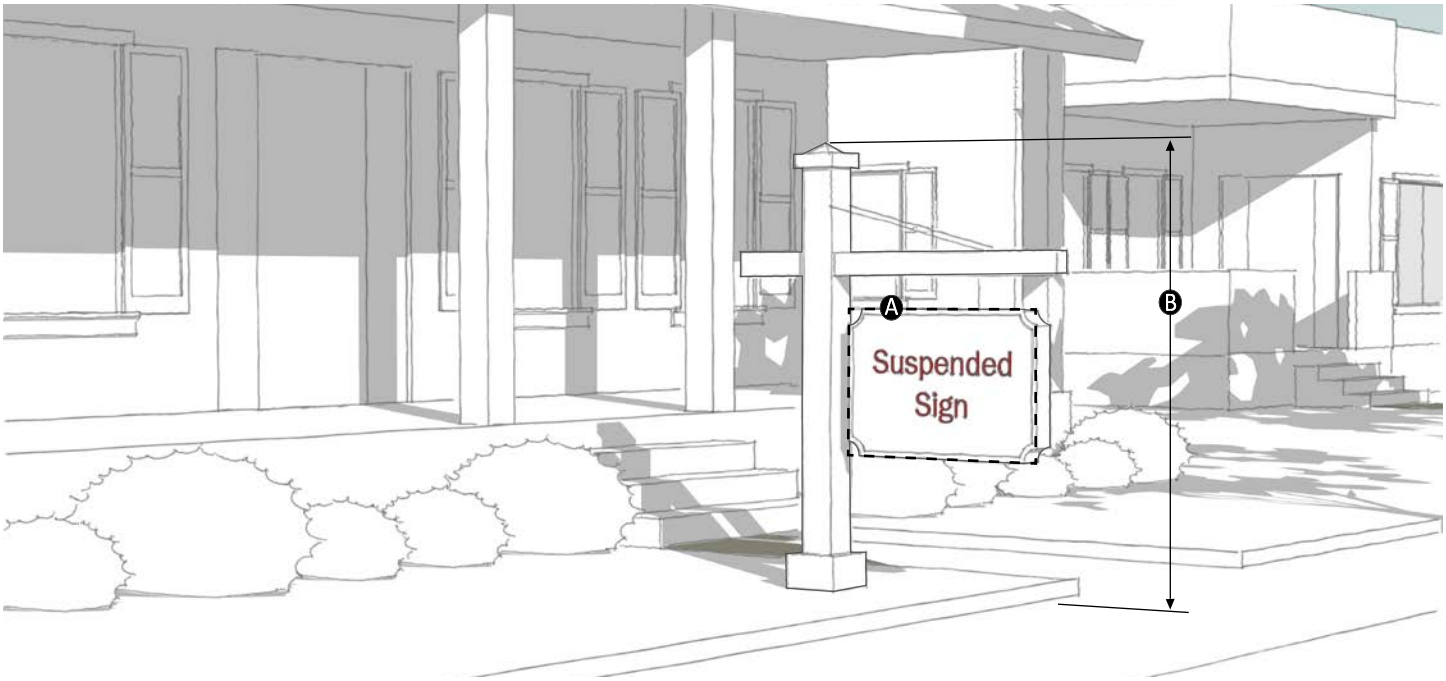
4. TOTAL SIGN AREA

Combined area of all building signs (max)	1 SF per linear foot of building frontage or 30 SF, whichever is greater.

5. INDIVIDUAL SIGN DIMENSIONS

A	Area (max)	
	Downtown, University Corner, and West Main St ADC	10 SF
	All other districts	30 SF
	Height above grade (max)	25 feet
	Projection width (max)	3.5 feet
B	Clear height above sidewalk (min)	8 feet
	Clear height above parking area or driveway (min)	14 feet

I. SUSPENDED POLE SIGN



1. DESCRIPTION

A freestanding sign comprised of a vertical pole, a horizontal decorative sign support, and a suspended sign face.

2. GENERAL STANDARDS

a. A suspended pole sign must be located in a landscaped bed.

b. A suspended pole sign cannot encroach upon any public right-of-way or sidewalk.

3. NUMBER OF SIGNS

Combined number of freestanding signs (max)	1 per street frontage

4. INDIVIDUAL SIGN DIMENSIONS

A	Area (max)	12 SF
B	Height (max)	12 feet

J. WALL SIGN

1. DESCRIPTION

A building sign attached flat and parallel to the exterior wall of a building or structure, extending no more than 12 inches from the wall.

2. GENERAL STANDARDS

a. Not allowed above roof line or parapet.

b. A wall sign must be located below the window sills of the 2nd story on a multi-story building.

c. May only be displayed on facades that include a customer entrance or the appearance of display windows.

d. All wall signs for a single building must be coordinated as to color and lettering.

e. A wall sign cannot cover, cross or otherwise hide any column, belt course or other decorative architectural feature of a building, including any balcony.

3. NUMBER OF SIGNS

Maximum of 1 per zoning lot or 30' of building frontage, whichever is greater.

4. TOTAL SIGN AREA

Combined area of all building signs (max)	1 SF per linear foot of building frontage or 30 SF, whichever is greater.

5. INDIVIDUAL SIGN DIMENSIONS

Ⓐ Area (max)	
North Downtown, Wertland St, Ridge St, Oakhurst Cir, Rudby Rd ADC	6 SF
All other districts	50 SF
Height above grade (max)	20 feet
Ⓑ Projection width (max)	1 foot

K. WINDOW SIGN

1. DESCRIPTION

A building sign which is painted on, applied to, attached to or projected upon the glass area of a building facade, including doors, or located within 12 inches of the interior of a window.

2. GENERAL STANDARDS

a. Window signs may be displayed in ground floor windows only.

b. No combination of temporary and permanent window signs may cover more than 50% of any window panel.

3. NUMBER OF SIGNS

Maximum of 2 per zoning lot or per 30' of building frontage, whichever is greater.

4. TOTAL SIGN AREA

Combined area of all building signs (max)	1 SF per linear foot of building frontage or 30 SF, whichever is greater.

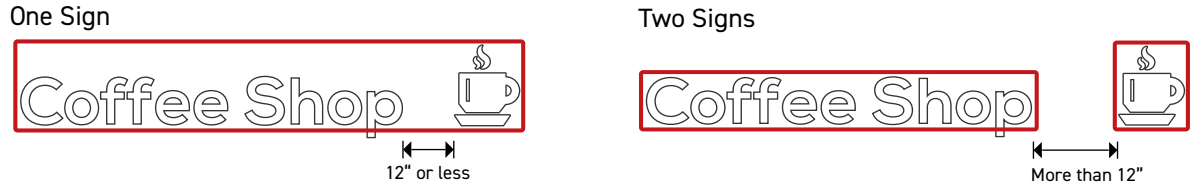
5. SIGN DIMENSIONS

A	Area per sign with an opaque background (max)	10 SF
B	Area per sign with no background (max)	None

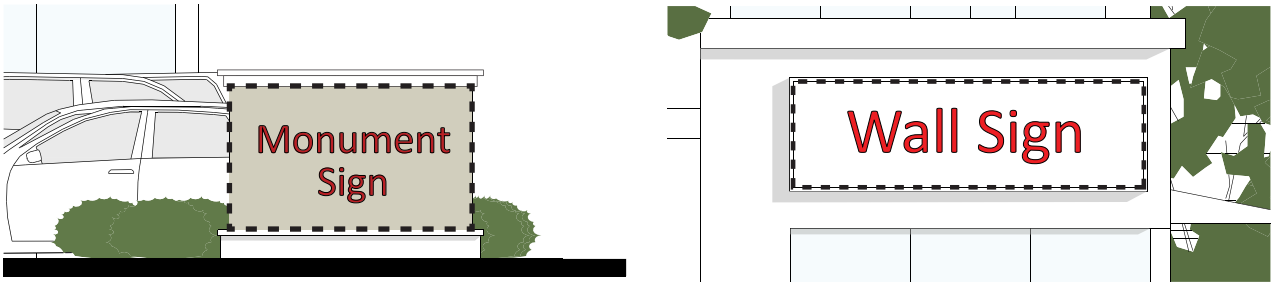
4.10.9. Measurement

A. Sign Area

1. For awning, canopy, marquee, wall and window signs consisting of freestanding letters or logos, sign area is calculated as the total area of the rectangle, circle or square that fully encloses the letters or images as shown below. Images, logos or text greater than 12 inches apart are calculated as separate signs for the purposes of calculating individual sign area.



2. For signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign face and the background used to differentiate the sign from the structure on which it is mounted. Includes the face of the structure that the message is affixed to, not including any supports, bracing or street number.



3. For a sign with two faces separated by an interior angle of less than 45 degrees, only the area of the largest sign face is computed as the sign area.

4. For a sign with two faces separated by an interior angle of more than 45 degrees, sign area is computed by adding together the area of both sign faces.

4.10.10. Illumination

A. When exposed lamps are used to illuminate signs, they must be equipped with gooseneck reflectors or other devices arranged so as to concentrate the illumination upon the area of the sign and to prevent glare. Special attention must be given to illumination so as to avoid glare upon adjoining residential properties.

B. Each outside lighting installation and each illuminated sign must be controlled by a time switch or externally operable switch which will open all underground conductors and must be suitable for conditions of installation, such as exposure to the weather. Illumination for any sign cannot be directed toward any R- or RX- district or toward any adjacent street.

C. For internally lit signs on a background, the background must be opaque.

D. Exterior illumination of signs must comply with applicable provisions of *Sec. XX, Lighting*.

4.10.11. Maintenance

A. The owner of a sign is required to keep such sign properly maintained at all times, in accordance with the following standards:

B. All materials used in the sign must be kept in good condition, free of holes, rotting, peeling paint and other forms of decay.

C. If the sign is illuminated, all lighting must be maintained in working order.

D. The Zoning Administrator has the authority to order the removal, without compensation, of any sign or sign structure that due to neglect or damage poses a clear danger to the health, safety and welfare of the public.

E. In lieu of removal, the Zoning Administrator may require the immediate repair of any sign or sign structure which has been damaged or which has deteriorated so as to become a public hazard.

4.10.12. Removal

Any sign that is hereafter unlawfully installed or maintained, and any nonconforming sign (other than billboards) associated with any business or use that has been vacant for 2 years or more, must be taken down and removed by the owner, owner's agent or other person having the beneficial use of the premises upon which such sign is found, within 30 days after written notification to do so from the Zoning Administrator. Upon failure to comply with such notice within the time specified, the Zoning Administrator may cause the removal of such sign. Any expenses incident to such removal must be paid by the owner, owner's agent or other person having the beneficial use of the premises from which the sign was removed.

DIV. 4.11. OUTDOOR LIGHTING

4.11.1. Intent

To provide exterior lighting standards to support a variety of environments and to minimize the negative impacts of lighting on adjacent uses and users of the public realm.

4.11.2. Applicability

A. New Fixtures

All lighting fixtures installed after the effective date of this Code.

B. Existing Fixtures

1. Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is allowed for all existing fixtures.
2. The installation of site lighting, replacement of site lighting and changes to existing light fixture wattage, type of fixture, mounting or fixture location must be made in compliance with this Section.

C. Exemptions

The following lighting and related acts are exempt from the requirements of this Section:

1. Lighting in the public right-or-way.
2. Lighting which is excluded from local regulation by State or Federal law.
3. Construction, emergency or holiday decorative lighting, provided that the lighting is temporary, and is discontinued within 7 days of completion of the project, emergency or holiday for which the lighting was provided.
4. Lighting of the United States of America or Commonwealth of Virginia flags and other non-commercial flags expressing constitutionally protected speech.
5. Security lighting controlled by sensors and which provides illumination for 15 minutes or less.

4.11.3. Standards

A. Prohibited Lighting Sources

The following light fixtures and sources cannot be used:

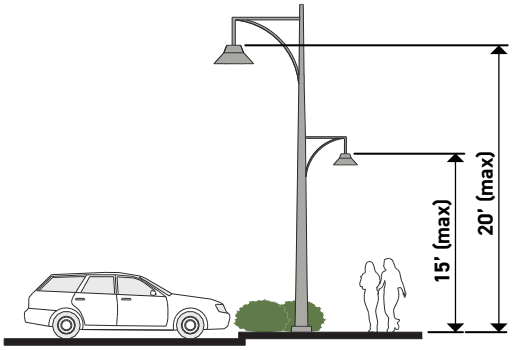
1. Cobra-head-type fixtures having dished or drop lenses or refractors, which contain sources that are not incandescent or LED.
2. Temporary searchlights and other high-intensity narrow-beam, moving fixtures that shine light directly up to the sky.

B. Design and Installation

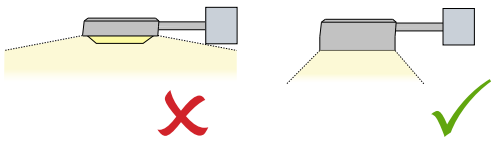
1. The maximum light level of any light fixture measured at the right-of-way line of a street or the property line of a R- District cannot exceed an average of 0.5 footcandles. The uniformity ratio should be no more than 4:1.
2. Light sources must have a Color Rendering Index (CRI) value of 80 or higher.
3. Lighting must not be oriented onto adjacent properties, streets or sidewalks.
4. Service connections for all freestanding lighting fixtures must be installed underground.

C. Parking and Pedestrian Area Lighting

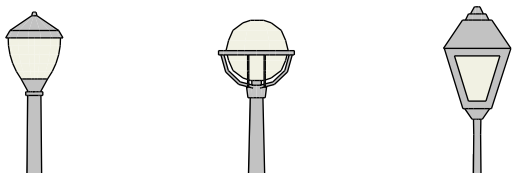
1. Light fixtures within parking lots and motor vehicle use areas can be no higher than 20 feet.
2. Light fixtures within pedestrian areas mounted on poles may be no higher than 15 feet.



3. Light fixtures within 30 feet of a R- District may be no higher than 12 feet.
4. All light fixtures must be full cutoff (shielded), except as listed below.

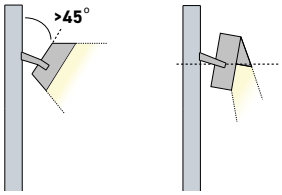


5. Non-cutoff (unshielded) fixtures can be used when the maximum initial lumens generated by each fixture is less than 6,000. These fixtures generally feature globes or vertical glass planes and must be coated with an internal white frosting to diffuse light.

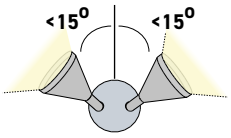


D. Flood Lights and Flood Lamps

1. Flood light fixtures must either be aimed down at least 45 degrees from vertical or the front of the fixture shielded so that no portion of the light bulb extends below the bottom edge of the shield.

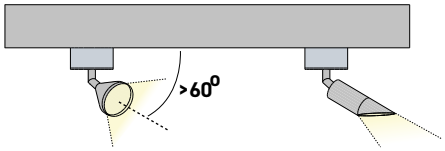


2. Any flood light fixture located within 50 feet of a street right-of-way must be mounted and aimed perpendicular to the right-of-way, with a side-to-side horizontal aiming tolerance not to exceed 15 degrees.



Overhead View

3. All flood lamps emitting 1,000 or more lumens must be aimed at least 60 degrees down from horizontal or shielded so that the main beam is not visible from adjacent properties or the street right-of-way.

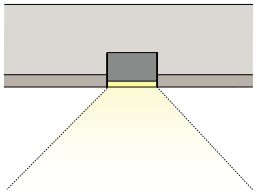


E. Awnings and Canopies

Lighting under awnings or canopies must be less than 24 maintained footcandles and be designed to prevent glare off-site. Acceptable lighting designs include the following:

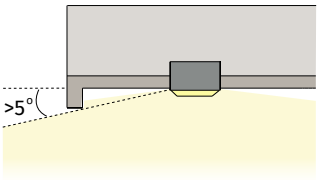
1. Recessed

Recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface of the awning or canopy.



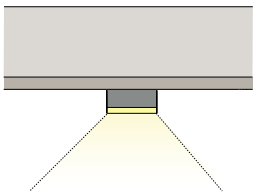
2. Shielded

Light fixture incorporating shields or is shielded by the edge of the awning or canopy itself, so that light is restrained to 5 degrees or more below the horizontal plane.



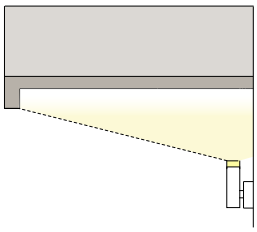
3. Surface Mounted

Surface mounted fixture incorporating a flat glass that provides a cutoff design or shielded light distribution.



4. Indirect

Indirect lighting where light is beamed upward and then reflected down from the underside of the awning or canopy, provided the fixture is shielded so that direct illumination is focused exclusively on the underside of the awning or canopy.



F. Building Lighting

1. Lighting fixtures must be selected, located, aimed and shielded so that direct illumination is focused exclusively on the building facade, plantings and other intended site features and away from adjoining properties and the street right-of-way.

2. All wall pack fixtures must be full cutoff fixtures.

3. Only lighting used to accent architectural features, landscape or art may be directed upward, provided that the fixture is located, aimed or shielded to minimize light spill into the night sky.

G. Pedestrian Oriented Lighting

1. Required pedestrian oriented lighting must meet the following standards:
    a. A minimum average horizontal luminance of 0.75 footcandles.
    b. A uniformity ratio of 3:1.
    c. Lighting fixtures must be mounted no more than 15 feet above the walking surface.

4.11.4. Measurement

A. Light levels are specified, calculated and measured in footcandles. All footcandles values are maintained footcandles.

B. Measurements are to be made at ground level, with the light-registering portion of the meter held parallel to the ground pointing up.